

**The Greens at Loomis Trail HOA**  
**Board of Directors Meeting**  
**Monday March 9, 2020 7:00 - 8:00 P.M.**  
Board Member Lynne Sterritt's home at 8693 Ashbury Court

**MEETING MINUTES**

1. Call Meeting to Order (Quorum = Minimum Requirement, 3 of 5 Directors)  
 [President: Ryan Barnes, Vice President: Doug Moore, Treasurer: Bob McCoy, Secretary: Lynne Sterritt, Member: Fred Howell]  
 Present were: Ryan Barnes, Doug Moore, Bob McCoy, Lynne Sterritt
2. Welcome and Introduce Association Members and Guests  
 Henry Powell, Lot 25, Div1 and Kent Holsather Lot 8 Div1, Judy Hamner Elite Property Management.
3. Open Comment/Question Time for Members and Guests
4. Secretary's Report - Lynne Sterritt - Approve Minutes from the previous Board Meeting:  
 Approved Board Meeting Minutes from 11-4-19  
 Approved Board Meeting Minutes from 1-25-20
5. Special Board Meeting Motions - Ryan Barnes
  - A Special Board Meeting was held on February 8, 2020 via email to Vote on the following motion - "Approve the 2020 Draft Budget." The motion passed with unanimous vote.

6. Treasurer's Report – Bob McCoy

As of Jan. 31, 2020:	Main Checking Account is	\$37,000.42	(\$38,070.09 in Sept 2019)
	Reserve Savings Account is	\$81,801.04	(\$79,042.47 in Sept 2019)
	Certificate of Deposit is	<u>\$ 9,652.08</u>	<u>(\$ 9,652.08 in Sept 2019)</u>
	Total	\$128,453.54	(\$126,764.64 in Sept 2019)

2020 Annual Operating Budget \$65,542. 2020 major expenses \$7,242 for annual Stormwater Tract Mowing & Grass Removal in September.

Significant Overdue Accounts as of Jan. 31, 2020:

- Lot 1, Div2, and Lot 4, Div1 - Liens were removed after full pay off in 2019. However, they are again over 3 months overdue, again. Discussion for placing new Liens after Judy sends another warning letter. Board approved filing new Liens for unpaid dues, instructions forwarded to our attorney.

<b>Loomis Trail Home Owners Association</b>						
<b>A/R Aging Summary</b>						
<b>As of January 31, 2020</b>						
	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Apkallkov - 4392	0.00	65.00	0.00	0.00	0.00	65.00
Jackson - 49	0.00	90.00	0.00	0.00	0.00	90.00
McIntosh - 35	0.00	65.00	0.00	0.00	0.00	65.00
Nagasan - 17	0.00	65.00	0.00	0.00	0.00	65.00
Singh / Kaur - 04	0.00	90.00	25.00	90.00	155.00	360.00
Singh/Kaur - D2-01	0.00	90.00	25.00	90.00	155.00	360.00
<b>TOTAL</b>	<u>0.00</u>	<u>465.00</u>	<u>50.00</u>	<u>180.00</u>	<u>310.00</u>	<u>1,005.00</u>

7. Home Construction –

- Lot 13, Div2, 4348 Castlerock Drive, Mike Bhullar new construction status framing and siding is complete construction seems stopped.
  - 5-25-20 The Board finally approved the 3<sup>rd</sup> revised landscaping plans
  - 5-4-20 The Board did Not approve the 2<sup>nd</sup> revised landscaping plans citing (7) issues needing revisions
  - 11-15-19 Received 2<sup>nd</sup> revised landscaping plans.
  - 10-30-19 The Board sent a warning letter threatening legal stop work if a corrected Landscaping Plan that addressed the issues listed by the Board was not received.
  - 10-23-19 The Board voted to continue with applying the \$250 Violation fine for the construction debris.
  - 10-14-19 A Violation Hearing was requested and held with the lot owner.
  - 9-13-19 A Notice of Violation was sent with a \$250 fine
  - 8-19-19 A warning letter to clean up site was issued for piled up construction debris in the front yard for several weeks.

4-29-19 The Board Approved a Variance to the owner for accidentally building the garage inside the required 10' side yard setback and issued a Notice of Violation with \$250 fine. The \$250 fine was paid.  
4-1-19 Approved package but Contingent on resubmitting a corrected Landscaping Plan.  
2-28-19 Requested revised drawings received.  
1-26-19 Received Architecture Checklist and Addendum A for review and returned requesting clarifications and resubmittal.

- Lot 22, Div2, 4359 Castlerock Drive, Xiao Zhu Room Addition construction plans and Addendum A was received 10-22-19. Construction plans were reviewed and approved and construction us underway.

8. Complaints and Violations Report - Ryan Barnes  
No written complaints received.

A verbal concern was expressed by a neighbor of Lot 13, Div2, 4348 Castlerock Drive that the new driveway construction was too large. Driveway was within the construction drawing parameters. Issue Closed.

9. Maintenance Report – Ryan Barnes

We had two burned out street lights on Castlerock Drive that were replaced by Brian Loft of TechQuest Electrical.

10. Old Business

11. New Business

1-26-19 We received an email from homeowner at Lot 5, Div2 regarding concerns about standing water in Tract B, Div2 next to the golf course. Specifically about it not draining away. The home roof drains for all the homes along the golf course drain into this area and then drains into the golf course rain water system. This area is not on HOA property.

3-8-20 The Board reviewed a written complaint regarding a neighbor taking photos of him in his backyard. The Board reviewed the cited Section 9.1.12 but after conferring with our attorney, does not apply to taking of photos or an unreasonable source of annoyance or nuisance. The Board has ruled this to be a neighbor civil dispute and not an HOA matter.

10-29-19 The Board noticed a \$1,100 water bill for June & July. We had a sprinkler head failure in the main entrance round-about resulting in double the normal water usage. Our Property Manager submitted a written request to reduce our bill due to the circumstances and we received a **\$586.44 refund** in February 2020.

12. **Motion to Adjourn** until the next scheduled BOD Meeting on May 11, 2020.