



**Homeowners Association
Working Meeting - HOA Board of Directors
May 25, 2023**

MINUTES

Minutes are meant to reflect a summary of the Board's actions and not as a transcript of all discussions. This is a virtual meeting; members were notified on our website of the time and link May 4, and were reminded via their email the day before.

The purpose of this meeting is to conduct regular board business in an open format. Board members will provide each other with updates on steps being undertaken.

The meeting was called to order and a quorum was established. (3 out of 5 directors)

Board members present:

- President: Sam Menzies
- Vice-President: Doug Moore
- Treasurer and Secretary: Beth Morris

Joining the meeting virtually were two homeowners.

Secretary's Report : Beth Morris Minutes of the May 17 working/general meeting were presented to the board for review and comment prior to this meeting. The minutes were approved

Minutes of the May 22 special meeting were presented to the board for review and comment prior to this meeting. The minutes were approved. In summary, the owner of Div 1 Lot 61's requests for altering the slope of his property and his architectural requests were approved with conditions.(see minutes). The request from Div 1 Lot 64 to allow another extension to his completion date without fine was denied.

Treasurer's Report: Beth Morris Profit and Loss for the year is in the black = \$2,290. Our Reserve fund shows an increase of \$900 for April; we had no capital expenses. We have served papers to collect outstanding dues on one lot with an excessive past-due amount

Vice President's Report: Doug Moore We have received another Communication Preference form. Additional effort is needed to secure all lots' preference. We will add the preference form to the website so it can be printed, signed, and scanned or mailed to Doug.

President's Report: Sam Menzies Maintenance needs are still being identified. The gates and bio swales present our most pressing issues. We are seeking members with some knowledge or connections to be committee members who could obtain information and provide advice.

The Website migration has had its glitches, but Renee J. and Aaron R. continue to meet each challenge and solve the problem. All the bells and whistles take time and patience to get just right.

WRS came and took a tour of the property. The former "lead" on our property has been promoted and is going to "lead" once again. He took note of the many places where extreme upkeep is needed. A date for the improvements is forthcoming. WRS has shared the log they keep, as required by the county, of monthly inspection of the bioswales.

A landscaping committee headed by Ann Z., has met to consider reducing the footprint and water needs outside the west gate and in front of the signs. They are looking for drought resistant options which don't need planting every year. Since there is no irrigation at the east gate, they are looking into enhancing the rock boulevard with landscape boulders. They continue to seek advice from neighbors and local experts.

Motion to Adjourn was passed.