



**Homeowners Association**  
**Special Meeting - HOA Board of Directors**  
**June 11, 2023**

**MINUTES**

Special Meetings [bylaws 5.3.3] are open meetings [bylaws 5.3.7] which can be convened with 72 hours' notice to the board (or less with certain conditions) [bylaws 5.3.4]. If less than a full board is in attendance, no business other than that stated for the purpose may be conducted [bylaws 5.3.3]

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 by email June 6 with the items on the agenda and the zoom link.

The purpose of this meeting is to consider and vote on responding to violations, landscaping design, and board membership in an open format.

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

Board members present: President: Sam Menzies; Treasurer and Secretary: Beth Morris; Member-at-Large/Landscaping: Ann Zimmerman

One neighbor joined the meeting.

The board notes that life changes may cause there to be an opening on the board before the end of the year. It is the board's desire that any opening be filled by someone to take the treasurer's role. Homeowner D. Johnson has expressed a willingness to join in that capacity. In preparation for any board change, a resolution was passed to add her to the finance committee at this time.

Ann described the plan for refurbishing the landscaping in front of the two signs at the west gate and on the boulevard at the east gate. The proposal is meant to reduce the need for water and annual planting. The heathers outside the west gate beds are in poor shape and need replacing. A rockscape is planned with drought resistant, deer and rabbit resistant perennials and succulents. The landscape committee currently has 4 owner members joining Ann and is consulting outside experts in geology and succulents, landscape architecture, and master gardener/horticulture. Competitive bids are being sought for the removal of existing material and putting in new. The east gate is already a xeriscape for the most part, so the addition of landscape boulders will complete and enhance the space. Motion to approve the landscaping committee's proposal passed with 3 votes.

Division 1 Lot 24 is overgrown and clearly in violation of CC&Rs. It could pose problems to other homeowners if not remedied immediately. It could harm our home values. It is known that the owner is absent. Motion made to advise mgt company to send a Notice of Violation informing owner that the HOA will send landscapers to remove what is overgrown and fill in where it is bare on or before July 1, 2023. Motion passed with 3 votes.

At this point, Doug Moore, Vice-President joined the meeting.

The May 30, 2023 drive by inspection noted 31 lots in need of some upkeep in accordance with CC&R 5.4. Much discussion arose about the type of notification and dates for compliance and dates for fining. Board members set a protocol without benefit of prior knowledge. It was noted that US post mailed items might not arrive until 6/16,

and only two weeks later is July 1. It was agreed that it takes longer than two weeks to get a service or materials for something like tree removal or fence repair. Motion was made for Owners to receive notification of infringement of the CC&Rs with a request to complete upkeep by July 17. At that time, another inspection will take place and notices of fines will be sent out to those still out of compliance. The motion passed with 4 votes.

Motion to adjourn passed with four votes.