



**Homeowners Association
Regular Meeting - HOA Board of Directors
July 31, 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 and by email of the time and provided the link.

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

The meeting was called to order and a quorum was established. (3 out of 5 directors) Board members present: Acting President: Doug Moore; Secretary: Beth Morris; Treasurer: Diana Johnson; and Landscaping Member Jim Taylor.

Joining the meeting virtually were committee members Renee Jacobs, Jim Dunlap, and Sarah Whitney. Members joining were: Jeff & Nanci Lamdin, Sam Menzies, Roberta Reyes, Rock Morris, Kevin Cavanaugh, Rudey Mullaly, and Kathy & Ryan Barnes.

OLD BUSINESS

Secretary, Beth Morris moved to adopt the meeting minutes from July 17 and July 24, 2023. Board members were provided the minutes prior today's meeting and given an opportunity to note errors or omissions. The motion passed with 4 votes. Beth reports that the number of bounce-back emails is down to four or five addresses only, and she is working to rectify those.

Treasurer, Diana Johnson showed two pie charts with the balances of our three accounts. Our checking was reduced by \$10,500 from end of May to end of June. Our reserves show the monthly deposit of \$900.

Big expenses in June were a \$1,400 increase in our water bill and landscaping costs of regular landscaping fee of \$3,425 and a lot which the HOA maintains was mowed for \$575, it is not lot 24; confirmation will need to be made about which lot it is.

Our attorney fees were \$3952. Much of this spending was part of a confidential homeowner dispute and will be billed to the other party. Calls made by board members seeking clarity and advice back in April were included in the June financials.

Diana noted that there are checks reported on the statement, but without an image of the actual checks; we don't know who those checks were written to. Diana will need to visit Elite to get both the missing checks and a legible copy of our June report.

Doug opened the meeting to members for questions about the secretary or the treasurer's report.

Discussion arose concerning our water bill. While the overwatering and erratic watering cycles were eventually addressed by WRS, it is recommended to inspect the irrigation system. Doug notes that the

original installer was Rain Coast, and they might have the expertise. It's an old system and may be a bigger problem than leaking sprinkler heads.

Communications Chair, Renee Jacobs reported on recent committee activity.

Landscaping and Infrastructure (photos)– Several unappealing sights are evident and in urgent need of care. Dead bushes and grasses choking the roundabouts are not included in our WRS contract. The signs on both sides of the main gate are faded and literally falling to pieces. We have identified trees with dead branches. The front gate is also an issue both in need of track replacement and maintenance/repair tracks to keep functioning. These issues contribute to keeping our neighborhood a desirable place to live and maintain our home values.

A potential partnerships with the landscaping company at the golf course was described by Renee. First she reminded members that the greens keepers took over the mowing of tracts A and B more frequently than WRS but for the same cost.

We invited the golf course Manager to come and look at our trees. He asked for the opportunity for a drive through to look at our boulevards, the entrance beds, the roundabouts, the trees, the signs and even the stormwater ponds. He would like to make a proposal, contracting with a company who does the Silver Reef landscaping and other Lumi properties. They have the manpower, and the golf course has the equipment on site; we may have an opportunity to get better service at a lower cost. Landscaping Board Member, Jim Taylor will be reporting on this in the upcoming weeks.

Property Management Selection Committee met last Saturday; twelve homeowners attended including three board members. Criteria that was used was shared, considered, and expanded upon. The 8 semi-finalists were pared down to two finalists. Committee members agreed to review the proposals and the video presentations from both firms and re-convene Aug. 3 to voice their opinions/recommendations. The board will then be able to take a vote on Thursday and begin the on-boarding process. It was noted that there were dozens of companies vetted first by Diana Johnson for their suitability; her efforts made this happen quickly.

Budget Committee met July 26 and seventeen homeowners attended, including three board members. At the meeting, Treasurer, Diana Johnson, took members line item by line item through our current and past budgets. She identified several places where we can save money. We know there are some big expenses coming which are not included in the last reserve study. Understanding our budget is essential to put a number on raising dues. Questions and concerns about our reserve study with differing opinions. All members are encouraged to download the 2017 reserve study from our website and become familiar with it. ... We will be getting new information regarding stormwater issues from the Committee Chair Jim Dunlap in the coming weeks which has the potential to greatly impact our reserve study.

Our big goal is passing a budget with the appropriate increase of HOA dues and appropriate savings so we can manage our neighborhood into the future. While it was anticipated that we could accomplish this in August, it might be best practice to have the new reserve study completed first so it can be incorporated into calculating appropriate HOA Dues.

NEW BUSINESS – Upcoming committee meetings, Renee Jacobs; Communication Chair

Property Management Company selection committee - Wed. Aug 2 at 6:45 pm; 4356 Castlerock Dr. Members will share their opinions.

Budget Committee – Wed. Aug 3 at 7:00 pm; 4356 Castlerock Dr.; Members will consider reserve study and any new numbers/expenses.

Stormwater Committee – Sunday, August 6 at 7 pm; Meet on Ashbury Court next to the stormwater ponds. Members will get a walk through and look at maps, as well as hear what the county inspection had to report.

Doug opened the floor to members.

A question arose about sharing zoom videos with members. The zoom recordings are used by the secretary for accuracy and then deleted. At this time, we don't have storage capacity, nor is there consensus about the undertaking. Many members had different experiences, and this will be another facet of a new management company that we will explore.

Programming the gate controls was discussed. Only homes with landlines are connected to the "code box", and it may be vulnerable to misuse. There are no known protocols for opening the gate to strangers. This will be addressed with our fixing of the front gate.

Asked to share details about a confidential homeowner dispute which involves attorney fees, the board upheld its duty to keep confidential items out of public meetings.

Asked about the progress of the \$11,500 storm grate the association owns and its installation, the board repeated the need for a definitive answer to the cause of the poor drainage before spending additional dollars on installation.

Discussion ended and a motion made, and passed, to adjourn the meeting.