

Minutes

Board of Director's Meeting

July 24, 2024

Call to order: by President Bob Upson at 6:32 PM

Establish a quorum: there was a quorum. Directors present-Bob Upson, Colleen Shaffer, Russell Budd, Cesar Romagosa, Michelle Hukan, Janet Aho, Shawn Owens. Sally Goodman was absent.

Appoint Master Board Representative: Bob motions to remove Brian Hestick as Master Board Representative and appoint Shawn Owens. Russ seconds and motion passes unanimously.

Approval of minutes: meeting minutes from June 19 Board of Director's meeting- Michelle motions to approve and Bob seconds. Motion passes unanimously.

Treasurer's Report: Janet reported on credits, debits, net amounts reserves and operating funds for HOA and swim club. She also reported on various CD's. All amounts reported were for period ending June 30,2024.

There was no Master Representative report.

GRS report: Melissa reported that Bob now has the new policy concerning late charges.

Committee reports

ARC report: in Sally's absence, Bob reported there were 5 applications approved in June: 1 driveway conversion from asphalt to concrete, 1 extension of an asphalt driveway, 1 house painting and 2 roof replacements.

Entertainment: Bob suggested having a homeowners party to include food, and shuffleboard & billard tournaments. This will be advertised in the August newsletter and will depend on community participation.

There were no clubhouse rentals last month.

There were no new homeowner interviews last month.

Violation committee: Bob reported there will be a "drive around" week of July 28, 2024.

Landscaping: Michelle reported all normal maintenance is being done on a weekly basis and the new bushes have been planted. The irrigation system will be tested next week to insure all is operational. Then the bushes can be trimmed and fertilized.

Maintenance: Bob reported that the sprinklers were worked on and the billard table was delivered and installed.

Old business

Mattamy agreement: Bob suggested tabling the issue until the next meeting due to some legal issues being unresolved. Michelle motions to table until next meeting. Bob seconds. Motion passes.

New business

Storage room air conditioner: Bob reported that the storage room is in new of a new air conditioner. Bob has obtained estimates between \$250-\$400. He suggests going with a unit that also has a dehumidifier due to a mold problem and Shawn suggests maybe a unit that also has WiFi so it can be easier to maintain a constant climate. Bob motions to proceed with purchase and Russ seconds. Motion passes.

Members forum:

Margie Hoffman asks why the Mattamy agreement has been tabled again. Bob replies that there are a few legal issues yet to be decided. There are timeline issues and a decision is needed on how disputes might be handled going forward.

Ed Hinkle asks about a September meeting. Bob replies there will be a regular Board of Directors meeting on September 18, 2024.

Bob mentions the cable/internet contract needs to be completed before approaching deadline.

Brian Hestick wanted to know why the Mattamy agreement has not been approved yet and when would the issues be settled. Bob reiterated that some legal issues such as timelines were not settled as of yet. Basically, when the board approves a resolution of agreement it will be settled.

Frank Alex asked if the pool area would be usable if the bathrooms are closed due to the remodel. Bob replied the area would not be usable under those conditions and Janet mentions that is one of the issues with not having a timeline.

Janet motions to adjourn the meeting. Colleen seconds the motion. Motion passes unanimously. Meeting is adjourned at 7:02PM.

Mattamy forum follows.

Next scheduled meeting: September 18, 2024 6:30PM