

- c. **HOA Management & Day to Day Operations** – Ty reported that he met with Laura this month. He did make some calls to find out protocols with other management companies. Laura and I discussed Laura's current system. Ty will be reviewing items if Laura was not available. Lowell is concerned about a different level of contingency plan if Laura was out of the country. Discussed previous plan where Lowell was a contact in Laura's absence.
- d. **Paint Committee** – Fred presented the committee will get together and divide property into sections. Fred and Laura will go through the RFP and finalize.

VII. MANAGER'S REPORT

VIII. OLD BUSINESS

- a. **Mainstreet Sidewalk** – Laura and Ismael are meeting with Chuck Dreesen and Bob Exstrom to discuss landscaping plan.
- b. **Painting RFP** – Discussed during Committee Report. It will be removed from old business since it is now discussed in a committee report.
- c. **Concrete Replacement** – The project has stalled due to weather.
- d. **Water Conservation** – Discussed during the Committee Report.
- e. **Insurance Coverage and Appraisal** – Laura presented information on Lowell's list of requested information for other HOAs and who covers them. The purpose was to see if there were other options to go to for bids when it is time. Patricia explained how brokers/agents and actual insurance company work with each other.
- k. **Inspection Report** – Lowell requested a copy of all ARC violations and the disposition of each. He visited the office, and I brought the book of letters to him at meeting.
- l. **e-Unify Program** – Approved by Board to move forward and transition completely.
- m. **Rental Property** – Rent checks must be deposited on the date received.
- n. **Homeowner's List** – Presented Tammy's response to Lowell's request about information listed for homeowner. Our records must reflect the owner as listed by the County Assessor.
- o. **Conduct of Meeting Policy** – The previous policy had a conflict with our documents and the state law. It was rewritten. Fred motioned to accept the new version and Susan seconded. The vote was unanimous.

IX. NEW BUSINESS

- a. **Smell From Neighbor's Unit** – Should have been removed.
- b. **FAMLI Tax** – Lowell feels the HOA must exempt ourselves.
- c. **Trash Company** – Laura spoke with HBS and they provided us a comparison of cost. They also provided what they will provide us service-wise. Susan will get on a call with Laura to ask a few questions to iron our concerns. Laura will send WM contract to our attorney to review to break contract.
- d. **Search for new HOA Attorney** - After a brief discussion regarding guidelines for attorney search, Ty and Lowell will work together to find possibilities for selection of new HOA attorney.
- e. **ARC Violations Accounts** - FW windows and BW heat exchangers, presented board all action on both at this time as requested by Lowell.
- f. **Set Future Meeting Locations** - Laura will follow up on leads for locations.

X. SET NEXT MEETING DATE, TIME, AND PLACE:

The next open Board meeting will be March 16, 2023, at 6PM (General Session). Our meeting will be held in the 2nd floor conference room of Parker Station.

Fred motioned to adjourn, Susan seconded, the vote was unanimous.

XI. ADJOURNMENT 8:57 PM