

**PRELIMINARY MINUTES**  
**SUBJECT TO NEXT BOARD MEETING APPROVAL**

**BOARD OF DIRECTORS MEETING**

**January 20, 2022**

**Place:** ZOOM VIDEO CONFERENCE  
**Attendees:** President – Ty Pippin – Present  
V. President – Patricia Ross – Present  
Treasurer – Susan Caudill – Present  
Secretary – Rebecca MacLean – Not Present  
Member At Large – Fred McCarthy – Present  
Community Manager – Laura Williams – Present

**I. CALL TO ORDER – 5:21 P.M.**

**II. HOMEOWNER COMMUNICATION –**

Phone conference with an AW homeowner regarding fine and resulting late fees. After a discussion with AW homeowner, the board agreed to waive some of the late fees with the following conditions. Homeowner is to pay the fine and a late fee and he is on probation for 1 year from today's date. If any further infractions are not communicated or resolved in a timely fashion, all waived fees will be immediately reinstated and due immediately. Homeowner agreed and board vote was unanimous in favor.

**III. EXECUTIVE SESSION – 5:31PM**

Board retired to Executive Session to discuss a real estate matter.

**Return to Open Session – 6:00PM**

**IV. APPROVAL OF PRIOR MINUTES –**

Susan moved to accept the minutes as presented from the last meeting. Patricia seconded. Unanimous vote to approve minutes of the last meeting as presented.

**V. FINANCIAL REPORT given by Susan Caudill**

- Balance Sheet
- Profit & Loss Budget vs. Actual
- Income/Expense Summary (YTD)

**VI. HOMEOWNER COMMUNICATION (3 Minutes Each)**

- SL resident brought up the issue of the rise on her front steps. Requested they be inspected, and problem addressed. Laura explained she has a concrete project in Spring, and she will look at her steps and make sure they are on the list of improvements. Homeowner also asked about window replacement and Laura explained the process for approval of window replacement.
- VW resident asked about her smoker situation. The item is to be discussed later in the board meeting.

**VII. MANAGER'S REPORT given by Laura Williams**

**VIII. OLD BUSINESS –**

• **Reserve Account Policy –**

New policy has been forwarded to our investment manager for review. We are awaiting a response.

• **Mainstreet Sidewalk –**

The HOA received an offer from the Town of Parker. Fred made a motion to have our legal counsel counter at \$10,000 above offer. Susan seconded the motion. The vote was unanimous. Offer was to be sent back to Tammy.

• **Videos on the Website –**

There have been no updates regarding this item. The board decided that each of them would come up with a list of potential subjects and get them to Laura. She will compile a master list.

**IX. NEW BUSINESS–**

• **Update Rules –**

After a discussion about the smokers, Pat made a motion to eliminate smokers from the rules. Fred seconded the motion. The board voted unanimously to approve.

**X. SUGGESTIONS FOR FUTURE BUSINESS –**

- Review Laura's contract.
- Develop a plan for the growth of the Reserve Account.
- Start new budget.
- Investigate water meters.

**XI. SET NEXT MEETING DATE, TIME, AND PLACE:**

The next open Board meeting will be February 17, at 6:00PM.

*Due to the Corona Virus Concerns and the safety of everyone, the monthly meetings are currently being held via Zoom video conferencing but are now open to those who wish to attend in person. If you wish to attend, please let us know. The meeting will be at Parker Station 2<sup>nd</sup> floor conference room and space is limited.*

**XII. ADJOURNMENT – 7:23PM**