

PRELIMINARY MINUTES

SUBJECT TO NEXT BOARD MEETING APPROVAL

BOARD OF DIRECTORS MEETING

May 18, 2023

Location: 2nd floor Conference Room of Parker Station.

Attendees: President – Ty Pippin –Present
V. President – Patricia Ross –Present
Treasurer – Susan Caudill – Present
Secretary –
Members At Large – Fred McCarthy –Present
Lowell Willock – Present
Community Manager – Laura Williams – Present

I. **CALL TO ORDER 6:08P**

II. **GENERAL SESSION (BOARD Q&A)**

III. **APPROVAL OF PRIOR MINUTES –**

Susan moved to accept minutes and Fred seconded. Unanimous vote to approve minutes of the last meeting.

IV. **FINANCIAL REPORT**

a. Balance Sheet

b. Income/Expense Summary (YTD)

Susan presented the Financial Report. Lowell and Susan have reached out to Nadia and have a meeting scheduled.

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

None online at this point, we will come back to this when the homeowners make their appearance.

- **AW Homeowner** – Requested permission to install a gazebo in her backyard. After a presentation and discussion, Lowell motioned, and Patricia seconded. The board voted unanimously to approve her gazebo request.
- **SC Homeowner Awning** – Permission for awning was sent to the ARC and referred to the board with the suggestion of a Letter of Responsibility. Packet presented with pictures and color. Lowell motioned and Susan seconded, the vote was unanimous to approve.
- **LW Homeowner** – Picture sent to the board. It will be monitored. Concrete will stress crack and is not a structural issue.
- **RW Homeowner** – Requesting that her driveway be replaced. After a discussion, the board directed Laura to get bids for the drive replacement as well as others on the current list.
- **CW Homeowner Storm Door** – Board to approve style of storm door. ARC had concerns with the door style so sent it to the Board for approval. Motion made by Fred and Pat seconded, the vote was unanimous. The board also voted to continue the preapproved storm door as listed.
- **RW Homeowner** – Questions about the roll off and when it will be brought back by HBS. We are attempting to resolve the roll off and account representative issue. If not resolved in the next 2 weeks, send a letter from the attorney.

VI. **COMMITTEE REPORT**

a. **Water Committee** – Susan has the signs but won't put them up until the webpage is live. It will be up and live by the 24th of the April.

b. **Finance Committee** – Meeting with Nadia will be June 7.

c. **Paint Committee** – Fred presented proposals from Sherwin Williams and Benjamin Moore. Fred recommended Benjamin Moore UltraSpec Low Lustre paint based on quality and price. Lowell

motioned and Fred seconded with a unanimous vote to approve the color scheme as created by Laura and Susan. Paint bids were presented to the board. Out of six returned proposals, Arick Graham with CertaPro presented the lowest bid. Platte Capital did present an option to do 2 phases at one time with a payment plan to pay out over one year. The board rejected this offer. Susan motioned and Patricia seconded to accept the proposal from CertaPro. Ty motioned and Fred seconded to use Ben Moore UltraSpec, the vote was unanimous. Arick will see if he can get a price better or equivalent to Fred's price.

VII. **MANAGER'S REPORT**

Laura presented her Management Report

VIII. **OLD BUSINESS**

- a. **Mainstreet Sidewalk** – Ismael is meeting with the ToP to discuss turning on the sprinkler system. He has to put in temporary water lines and electrical wires in a separate conduit. The Town project is running ahead of schedule despite the rainy season.
- b. **Concrete Replacement** – The project has been approximately 85% complete but needs to have further discussions to finish project. There are a few steps that need to be pulled and repoured due to spalling.
- c. **Insurance Coverage and Appraisal** – Patricia advised that a couple of policies are not being renewed. Renewal quotes will be closer to expiration dates.
- d. **E-Unify Program** – This program is supposed to live on July 1, 2023. Lowell wants an email to the board to confirm.
- e. **Rental Property** – The renter moved out. We will be removing popcorn, painting, carpeting, resurfacing tubs/showers and redoing flooring. Susan motioned and Lowell seconded, the vote was unanimous to sell the rental house. Lowell motioned; Fred seconded with a unanimous vote to approve \$20K budget to update the house to sell. We need a document to give Lowell permission to deal with the sell and the closing.
- f. **Trash Company** – Trash company seems to be settling in and we are in progress of finding a new rep within HBS and getting our final load of totes.
- k. **CORE Electric** – CORE will send one to walk with Laura / Ismael. We have a meeting with metering to walk.
- l. **Pool Resurface** – We got two coats of the resurface product on the pool in between the rainstorms.
- m. **Pool Furniture** – Found lounge chairs at Costco. Lowell motioned to spend \$1500 to buy new pool chairs, Ty seconded, and the vote was unanimous.
- n. **Pool Party** – The party is next weekend. Board will take shifts for the key handout.
- o. **Tammy's Payment** – Ty has called and emailed Tammy to discuss bill. No response. Ty and Laura will send a letter / email to negotiate to \$750.
- p. **Water Bills** - Rosewood building miraculously cured itself 3 days prior to my visit. We are now pursuing 2 other buildings on Rosewood. If the homeowner refuses cooperation, we will take the next step.

IX. **NEW BUSINESS**

- a. **Budget Planning** – Created and emailed the proposed budget to the board. All Board members should review and email any questions or suggestions. Any comments are to be to Laura by May 31st otherwise we will finalize.
- b. **Before Annual Meeting** – We need to appoint a Secretary before the Annual Meeting.

X. **FUTURE BUSINESS** – No suggestions

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

The next open Board meeting will be June 15, 2023, at 6PM (General Session). Our meeting will be held in the 2nd floor conference room of Parker Station.

XII. **ADJOURNMENT 8:53 PM**

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