

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

**BOARD OF DIRECTORS MEETING**  
**May 19, 2022**

**Place:** ZOOM VIDEO CONFERENCE  
**Attendees:** President – Ty Pippin – Present  
V. President – Patricia Ross – Present  
Treasurer – Susan Caudill – Present  
Secretary – Rebecca MacLean – Present via Zoom  
Member At Large – Fred McCarthy – Present  
Community Manager – Laura Williams - Present

**I. CALL TO ORDER 6:14**

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

**III. APPROVAL OF PRIOR MINUTES –**

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

**IV. FINANCIAL REPORT**

- Balance Sheet
- Income/Expense Summary (YTD)
- Investment discussion
- Susan moved and Ty seconded that we approve the proposed budget as submitted. Vote was unanimous.

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

**VI. MANAGER'S REPORT**

**VII. OLD BUSINESS**

- Mainstreet Sidewalk
- Videos on the website
- Budget Review
- Painting RFP

**VIII. NEW BUSINESS**

- Pool party is May 28th 10:00 – 2:00 when we will hand out this year's pool keys.
- ARC approval for BF 10868 garden fence on a 1-year trial for the homeowner, not the home. Fred moved and Rebecca seconded. Vote was unanimous.
- Insurance recommendation for homeowners to have \$50k in Loss Assessment coverage.
- Annual meeting July 21 at the Pace Center.

**IX. SUGGESTIONS FOR FUTURE BUSINESS**

- X. 8:10 Move to go into executive session. Fred moved; Rebecca seconded voted unanimously**
- XI. 8:16 back into general session**
- **Ty moved and Fred seconded to accept the declaration from the attorney. Vote was unanimous**
- XII. SET NEXT MEETING DATE, TIME, AND PLACE:**  
The next open Board meeting will be June 16, 2022, at 6PM (General Session). Our meeting will be held in the 3rd floor conference room of Parker Station. You are welcome to attend but please keep in mind, seating space is very limited. The meeting will still be available on Zoom.
- XIII. ADJOURNMENT 8:19pm**