PRELIMINARY MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

BOARD OF DIRECTORS MEETING

October 27, 2022

Location: 2nd floor Conference Room of Parker Station.

Attendees: President – Ty Pippin – Present

V. President – Patricia Ross – Not Present Treasurer – Susan Caudill – Present

Secretary -

Member At Large – Fred McCarthy – Not Present

Lowell Willock - Present

Community Manager - Laura Williams - Present

I. CALL TO ORDER 6:15P

II. GENERAL SESSION (BOARD Q&A)

III. APPROVAL OF PRIOR MINUTES -

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

IV. FINANCIAL REPORT

- · Balance Sheet
- Income/Expense Summary (YTD)
 Susan presented the Financial Report

V. HOMEOWNER COMMUNICATION (3 Minutes Each)

• VW owner presented plans for venting for remodeled townhome. ARC was not opposed but because this vent involved an alteration to an exterior wall, it had to be approved by the Board. Lowell made a motion, Susan seconded. Approval was unanimous.

VI. MANAGER'S REPORT

VII. OLD BUSINESS

- Mainstreet Sidewalk Suggested to contact Town of Parker to plan to be responsible for snow removal now that they own the walk. Also, we will be contacting CORE to ensure the utilities are within the utility easements. Laura presented an email from the Town of Parker (ToP) to confirm utilities remain in the easements. ToP contractor broke a lamp post. Per our docs, we will repair and bill the ToP.
- · Videos on the website ON HOLD
- Painting RFP Need to determine updated colors. Add fence stain to RFP to combine 2 projects. Fred
 wants to develop a committee for the project including Susan, Rebecca and Fred. He will invite Ismael.
 Lowell motioned Laura be a member of that committee, Susan seconded. The vote was unanimous.
- \$150K investment Nadia recommended that the Interval Funding was too risky at this point. She recommended a CD. After a small discussion, Lowell motioned, and Susan seconded to select a 6-month CD. The vote was unanimous.
- Concrete Replacement After reviewing and discussing the concrete bids, Lowell requested that we seek a
 legal opinion to clarify ownership of the covered 'porch' or 'stoop and the responsibility of HOA for
 concrete replacement of each. Anything on the list that falls in this category is to be delayed until legal
 opinion is received. Lowell made the motion to select Marco's Concrete and Susan seconded. The vote was
 unanimous.
- Summerset Ct & Bayfield Walls Waiting on final number from Integrity.
- Updated Rules & Regulations Board reviewed changes made required by the new House Bill and changes made by the Board. Lowell motioned to approve, and Susan seconded. The vote was unanimous. Lowell did request the 'Policies' page of our website be cleaned up and historical documents be on their own page.

- Water Conservation Susan is trying to put together a committee to research conservation. If you are interested, please let Laura know. This project is still in the works.
- Insurance Coverage and Appraisal Patricia was not in attendance and unable to update the Board. We will discuss at the next meeting.
- Goals for 2022-2023 The Board requested copies from both Lowell and Fred to be emailed to all Board members.
- Checks Lowell tabled for now.

VIII. NEW BUSINESS

- Investment Account Online Access Going forward, all Board members will have online access to view the investment account. Lowell made the motion and Ty seconded; the vote was unanimous.
- Office Hours After a discussion, we will post a 2-hour window per day when Laura will be in the office and any other time will be by appointment.
- Landscape Contract After review and a discussion of suggested renewal of the Integrity Landscape contract, the Board decided to renew the contract as presented by Lowell. Lowell made the motion to renew as presented and Susan seconded. The vote was unanimous.
- Inspections Lowell requested a list of units with violations. He also questioned why there was not more fines levied since there are multiple violation throughout the community.
- Information/Homeowners and Vendor Contracts Lowell voiced concern there aren't some files he felt were required by law. He was also concerned some files are incomplete.
- Statement of Authority Revocation Our legal counsel found a Statement of Authority for Lowell from the time of the sale of a foreclosed house in 2019. Lowell made a motion and Susan seconded to revoke this Statement of Authority. The vote was unanimous.
- E-Unity Program Laura requested any questions for this company for a suggested community management program. None were presented. Online demo will be Friday morning.
- Treasurer Position Susan retracted her relinquishment of the Treasurer position and will remain Treasurer.

IX. SUGGESTIONS FOR FUTURE BUSINESS

- Lease for Rental unit
- · Recording of HOA Meetings

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

The next open Board meeting will be November 17, 2022, at 6PM (General Session). Our meeting will be held in the 3rd floor conference room of Parker Station.

XI. ADJOURNMENT 8:38 PM