PRELIMINARY MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

BOARD OF DIRECTORS MEETING December 17, 2022

Location: 3rd floor Conference Room of Parker Station. Attendees: President – Ty Pippin – Present V. President – Patricia Ross –Present via Zoom Treasurer – Susan Caudill – Present Secretary – Members At Large – Fred McCarthy –Present Lowell Willock – Present Community Manager – Laura Williams – Present

I. CALL TO ORDER 6:07P

II. GENERAL SESSION (BOARD Q&A)

III. APPROVAL OF PRIOR MINUTES -

Fred moved to accept minutes and Susan 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

V. HOMEOWNER COMMUNICATION (3 Minutes Each)

a. BW homeowner suggested installation of a sidewalk from parking lot to building.

VI. COMMITTEE REPORT

- a. **Finance Committee** Susan and Lowell met to discuss finance and get to know what exists. They will meet with Nadia. Will review Investment Policy.
- b. Water Conservation Reviewing water bills to find areas of concern.
- c. **HOA Management & Day to Day Operations** Ty has not met with Laura but will make sure to do so before next meeting.
- d. **Paint Committee** Fred presented paint chips for colors chosen by committee. Committee chose to divide the project into 4-5 sections starting Spring 2023, next section will be in Fall 2023 and so on. Committee discussed adding fences into project so that homeowners are only disrupted once.

VII. MANAGER'S REPORT

VIII. OLD BUSINESS

- a. Mainstreet Sidewalk No real forward motion ON HOLD
- b. Painting RFP Discussed during Committee Report.
- c. **Concrete Replacement** The project has started and continues as weather allows. There was a question about the ownership and responsibility for a porch to be replaced. After reviewing the original Plat Map and physically measuring the unit, the porch replacement is the HOA responsibility.
- d. Water Conservation Discussed during the Committee Report.

- e. **Insurance Coverage and Appraisal** Patricia presented further information from Tressa regarding coverage by HOA insurance policy vs Homeowner policy. Tressa suggested updated documents and Maintenance / Insurance Chart to clarify some areas of confusion. Lowell found 5 other Pulte properties comparable to ours to find the HOA and ask who insures them and cost. Asked Laura to find that information for options at renewal.
- **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.
- E-Unify Program After a slight discussion, Ty motioned, and Fred seconded to approve shifting to e-Unify. Vote was unanimously approved subject to a list of local banks that integrate with this program.
- m. Rental Property Discussion regarding retention or sale of property.
- n. Homeowner's List Discussion of the list of homeowners and what is required by law.
- **o.** Light Judging The board will meet at HOA office on Sunday at 6pm to drive the property and view the holiday lights and decide on awards.
- **p. Employee Lunch** Reminder of time and location.

IX. NEW BUSINESS

- a. Smell From Neighbor's Unit It was suggested to contact the Police Dept.
- b. Conduct of Meeting Policy Tabled until next meeting due to lack of time.

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

The next open Board meeting will be January 19, at 6PM (General Session). Our meeting will be held in the 3rd floor conference room of Parker Station.

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

XI. ADJOURNMENT 9:03 PM