

Board of Directors Meeting

Ben motions to approve the October minutes, Damon seconded – unanimously approved

Damon motions to approve the January agenda, Ben seconded – unanimously approved

Agenda Items

1. Committee Reports

- a. Managers Report
- b. Landscaping - No committee members
- c. ARB – 12 applications
- d. Recreation/Social Committee - 2 members
 - i) Tentative Date Social Event – Tentative Date for Yard Sale
 - ii) Saturday August 27, 2022 – Saturday May 21, 2022
- e. Swim Team – Swim meets are generally Wed and Sat, will distribute when schedule becomes available
- f. Website – Administrator needed
 - i) Intent to spruce up the website in the next quarter

2. Old Business

- a. Reserve Study – Need to reach out to M&M on percentage. Reserve study to be finalized.
- b. Pool Furniture – Order furniture and tables this spring and place out old furniture when new furniture arrives. Ben to finalize timeline to make sure furniture arrives before pool season and provide final proposal. Must be unanimously approved.
- c. Drainage – Lily to follow up with resident to determine if it is HOA property
- d. 2022 Pool – Premier was not used. CPI approved for \$59,500

3. New Business

- a. Petty Cash Appl – two members on the board for redundancy. Would help with small ticket items. Ben motions to apply for petty cash card to include 2 board members (Huy and Ben) as card holders, Michelle seconds – unanimously approved
- b. Street Seal Coat. \$22,687 Dominion \$22,646 for Pro-Pave
- c. Pool parking lot seal coat. \$4,000 D, \$4,466 Pro-Pave – timeline for completion immediately after labor day
 - i) Michelle motions for Pro-pave for both seal coats per the proposals, Ben seconds – unanimously approved
- d. 24 tree removal – \$8,460
 - i) Ben motions to approve the tree removal, second from Damon – unanimously approved.
 - ii) \$8,460 to Operating budget to be used and go over budget to better predict future tree costs.

- e. Pool cover/Inspect 9/2022.
- f. Pool Cover – work on additional pricing for pool covers.
- g. Financial Report.
- h. Next Meeting – set to April 27, 2022, set to virtual meeting.

4. Open Forum

No open items from 3 present residents.

Close open forum and move to Executive session 8:34 PM

BOD returns from Executive session with 1 homeowner present.

Motion to adjourn (Ben) seconded by Damon, unanimously approved

Meeting adjourned at 9:49 PM.

Executive Breakout Session

Session commenced at 8:35 PM

- ARC Appeal Hearing Results / Pilings
 - Denied unanimously - \$10/day is general procedure, asking to remove until conformance (1 Feb). Non-community standards – remove stumps and rope.
- Genesis Landscaping / Noted in ACT
- Request for Lawford Dog Station / Discussion – should get another one and location and costs are still under consideration.
- Collection Report Pg None Open
- Delinquency Report Pg 19
- Organizational Meeting / Board Members – must reconvene for annual within 30 days.

Open ideas:

Taking down trees, should we put up trees?

Meeting adjourned 9:43 PM.