

Open Session Meeting Notes

In attendance: President & Treasurer- David Richardson, Secretary – Lowell Brown Members at Large - Theresa Springer, Carol Hoke

Attendees: Doug Millican, Mike/Kathi Landers, Ellen Gaddy, Brian Culp, Dana Buckley, Theresa San Augustin, Jeanine Lopez, Marylee King, Steve Baumgarte

Meeting called to order at 6:00 pm.

Board Report:

A. Meeting Notes:

1. The April 7th Meeting Notes were approved 4/0 with all members of the Board approving as follows; D Richardson, L Brown, T Springer and C Hoke.
2. The May 16th Meeting Notes were approved 4/0 with all members of the Board approving as follows; D Richardson, L Brown, T Springer and C Hoke.

B. Ditch & Roadway Repairs:

1. The drainage between Lots 13 & 14 has been a longstanding problem which has caused water intrusion into the garage of Lot 13. Mitigating the issue with plastic and bricks, to divert the water last winter, has made it clear that improvements had to be made. In accordance with the Civil Engineer's Report in 2011. The permanent repair recommended by the engineer was followed by installing approximately 40' of 3" ABS pipe and (2) vertical inlet drains. The top of the drains have been protected with fabric to reduce and siltation of the piping. An energy dissipation outfall was also added to protect the existing sod area from possible erosion.

The Board voted 4/0 to accept the repair and reimburse Lot 14 for the materials used for the repair. D Richardson, L Brown, T Springer and C Hoke voted to approve.

2. The Private Drive and (2) 15 MPH signs have been installed along Pacific Overlook Drive. There was some discussion about the need for additional 15 MPH signs in the future.

C. Lot 53 Landscape Submittal Review:

1. The DRC had a copy of the landscape plan provided by the contractor with the home project. This was not included in the file for the record. The Board only became aware (in the meeting) of the when it was disclosed by the DRC Chair that a previous plan existed.

This was important because:

- a. The Board was not informed of the record set of landscape plans and was being asked to make a determination of conformance without all of the requisite information.
- b. The partial plan from the lot owner did not reference the pre-existing landscape plan.
- c. Withholding information on the already convoluted project is not helpful to the Association Members, Lot owner or Board Members.
- d. A significant delay during the meeting occurred while the document was scanned and uploaded so the Board could evaluate the new information.

There were (3) areas of concern raised by the Board;

- a. The plan was incomplete and did not revise the entire site submittal. What was submitted only represented the area adjacent to the fenced area in the front yard.
- b. The planting were insufficient to screen the enclosure as discussed during the May 16th meeting.
- c. The curb wall was still shown as remaining in front of the fenced area.

After significant discussion, there were (3) motions proposed:

- a. The first motion failed to receive a second vote, and therefore died. At which time the DRC Chair interjected stating the motion must be rescinded, which is inaccurate and was disruptive.
- b. The second motion did not pass as there was (2) ayes and (1) abstain and (1) no vote. The previous disruption to the progress of the decision by the board was enough to interfere with the normal procedure. As a result, the vote was not properly rescinded.
- c. The third vote was approved 4/0 with all members of the Board approving as follows; D Richardson, L Brown, T Springer and C Hoke. The Board does not approve the amended plan, and the owner must install the plantings as shown on the original landscape plan within 6 months of receipt of the Certificate of Occupancy or November 2024, whichever comes first.

Meeting Adjourned at 6:43 p.m.