

Reflections Homeowners' Association Board of Directors

Meeting Minutes
June 20, 2019

Opening

The regular meeting of the Reflections Homeowners' Association Board of Directors was called to order at 7:10 P.M. on June 20, 2019 in the Clubhouse by Mr. Rick Gray, President..

Attendance

Present: Mr. Rick Gray, President; Mr. Immanuel Banks, Ms. Deborah Morgan, Mr. Harvey Lucas, Rev. Robert Cox, Ms. Maggie Perry. Absent: Ms. Cese Newcomer (in the hospital), Ms. Carolyn Dorrell, Treasurer (excused), and Mr. Brad Barrett, Secretary (excused), Ms. Bonnie Raishe (excused). A quorum was present.

Approval of Agenda

The agenda was unanimously approved as distributed.

Approval of Minutes

The minutes of the previous meeting were not available

Committee Reports

- Social – Mr. Banks reported that there will be a July 4th celebration, therefore there will be no First Friday in July. The Twin Oaks community will host the First Friday in August.
 - Fran will decorate for the 4th of July party. Bar opens at 12:00 p.m., Lunch will be at 1:00 p.m., fireworks from the Otter Lake dam will be at dusk.
- Grounds and Buildings – Ms. Morgan reported that the tree removal was approved by the Architectural Committee. Not included in the original form was the Cypress tree across the street from the others removed. The Board approved its removal.
- Safety – Mr. Banks reported for Mr. Barrett. There have been several break-ins in the surrounding neighborhoods. We are urged to keep our cars locked and keep nothing of value inside them.
- Architectural – Rev. Cox reported that the project from Grounds and Buildings was approved as mentioned above. The committee decided not to meet in July.
- Administration – Ms. Siemers made no report.
- Treasurer – Ms. Dorrell was not present but her report for May was presented. The report was received.
- Manager – Ms. Perry reported two items:
 - Issue with the front gate broken again. New parts are ordered. So far, all damages have been paid for at no cost to Reflections.

- Painting of buildings in Gardenwood will be finished by the end of June. Painting of units in Woodwind will begin in July with units 1-10.

Unfinished Old Business

- Neighborhoods re-landscaping plan for 2019. There was some confusion as to whether the Architectural committee had received the plan. Ms. Morgan will double check on that and get the plan to the committee as soon as possible.
- Wells for Common area irrigation – Mr. Banks provided a quote of \$3,250 for one well from Southeast Well and Irrigation. A copy is attached. The board asked for additional quotes to see if we can get them at a lower price. Mr. Banks moved and the board approved a maximum expenditure of \$3,200 for the first well to be done on the back side of Reflections. Mr. Banks moved and the board approved the transfer of \$3,200 from the Common Reserve Fund to the Operating Fund to pay for the first well.

New Business

- Architectural Committee
 - Nina Brooks, Chair, and Mary Litzinger submitted their resignations to the Board. Ms. Brooks is moving and Ms. Litzinger desired to retire at that time. The Board accepted their resignations with thanks for their work on the committee.
 - Rev. Robert Cox volunteered to be the new Chair of the Architectural Committee. The Board approved. Rev. Cox agreed to resign from the Board at the end of the meeting in order to avoid any possible perception of conflict of interest.
 - The Board approved Ms. Betsy Siemers to replace Rev. Cox's un-expired term upon his resignation at the end of the meeting.
- Exercise Toys for Dog Park – No action was taken due to lack of pictures
- Owners who rent their units – It was agreed by the board that owners who rent their units should be required to provide the office with the names and contact information of the renters. It was also suggested that the owners be required to provide the renters with a copy of the CCR's and Rules of the Association. The board will look in to changing the CCR's and Rules in order to reflect this action.
- Emerald Lake Fountain – The Emerald Lake Owners' Association is putting an oxygenation fountain in the lake to make the lake healthier. They requested that The Reflections Owners' Association contribute \$2,650 toward the cost of the fountain. Rev. Cox moved the approval of the cost and the board approved.

Recess for Executive Session

Rev. Cox moved for the recess to executive session for the purpose of dealing with a personnel and legal issue.

Rev. Cox moved for the return to regular session and the board approved.

Return to Regular Session

Rev. Cox resigned from the Board of Directors effective immediately for the purpose of serving as the Chair of the Architectural Committee. The board accepted his resignation and welcomed Ms. Betsy Siemers to fill his un-expired term.

Agenda for Next Meeting

- Exercise equipment for the Dog Park.

Adjournment by Mr. Rick Gray, President.. The next general meeting will be at 7:00 p.m. on July 18, 2019, in the Reflections Clubhouse.

Minutes submitted by: Rev. Robert Cox

Approved by: Name