



**BOARD OF DIRECTORS MEETING
MINUTES
August 13, 2018**

Directors present

Greg Lippmann
Felix Pair
Cheryl Trent
Jon Welch

Genesis Management

Kristin Henderson

At 6:45 pm, with a quorum of Board members present Greg Lippmann called the HOA Board meeting to order.

HOMEOWNER FORUM

Kern Arjoonsingh of 1110 River Delta asked about an update on Mist lake. It is still in progress. The MUD Board did a walkthrough with the landscape designer and plans should be presented to the MUD Board at the next meeting.

Krishna Arjoonsingh of 8114 Paddlerock Lane asked about the template he brought for the HOA. He said that it should be put in front of people so that they know the restrictions for the community, possibly in a newsletter. Greg stated that he looked at it but has not done anything with it since. John Baker had previously sent out newsletters every other month for 11 months, with no feedback. It is difficult to get people to read or respond to newsletters or emails. We can go back to it but we need someone to put it together. We can do emails, but we don't know if people actually read them. Genesis regularly puts out emails when needed and mail outs when required.

Kern stated that the agenda that is sent out is mundane, always a pool update, etc. There is nothing new to entice people to come to the meetings.

Kern asked what is the new mission for this Board as opposed to 3 or 4 years ago. Greg stated that there are things we are looking at, plans and committees that we are going to try to do. John Baker stated that the main difference in Boards is that we paid attention to what was going on, the developer didn't. Greg also said that we were looking at lights around the lakes, but we have to be careful not to shine lights into people's houses. Jon stated that he wanted to maintain our community and keep our HOA fees from going up and maybe reduce those rates in the future.

John Baker last month asked about why the costs on the pool went up. It costs more when it's open. He looked at the pool maintenance contract on the variance report. The budgeted amount was moved down to the actual expense amount. It makes it look like we overspent the budget, but we didn't.

Kristen needs to look at it and reissue all the reports. It appears that the budgeted number is in error. Kristen will email that information to John.

Kern asked if it was possible to get itemized lists of expenses to show what the extra money comes from. Greg stated that he doesn't know if that is feasible or not. Kristen can tell Homeowners specifically what the numbers are for each line item, if they email her.

John Baker asked if we were going to discuss additional funding for the MUD? How is that funding going to be treated? Budget adjustment or put into a separate account? The agreement hasn't been completed, but should be completed next month. The initial check should come through in August business. Kristin will check to see if it has been received. Greg stated that the budget issue for the new



funding has not been discussed yet.

Mike Smith asked if there was a possibility to use the MUD funds for the fence. He stated that he has a bid on a concrete fence to present to the Board.

Kern asked about the dead trees. Greg stated that that was on the list for the Board to do, probably in the next few months. Right now is not the time to plant trees.

Approval of Board meeting minutes

A. July minutes

Cheryl made a motion to approve the minutes, Jon seconded, motion passed.

Financials

B. June Final

Felix moved to accept the financials, Cheryl seconded, motion passed.

C. July preliminary-

Felix stated that July is moving on like it should and looks good.

Old Business

A. Social Committee Report

YOM –The winners for August are 8102 Running Brook and 730 Valley Ridge.

New Business

- A. Pool hours, the pool will be open until Sept 3rd. The pool will be closed for the winter schedule after that day. The contract was written for school districts, but school doesn't start until later than the original contract date, so the Board agreed to keep it open until September 3rd.**

Adjournment

Greg motioned to adjourn, Cheryl seconded, motion passed.

The meeting was adjourned and the Board went into Executive Session at 7:21pm.

Executive Session Summary

The Board discussed fencing, ACC requests and DRVs.

The meeting of the Executive Session was formally adjourned at 7:26 pm.

Approved:
