

MINUTES OF THE ROA SEPTEMBER BOARD MEETING

The meeting was called to order at 7:00 PM by Board President Mr. Gray. Ms. Newcomer verified that there was a quorum present. Mr. Gray volunteered to serve as acting secretary in the absence of Ms. Raishe, Board Secretary.

Mr. Gray motioned and Ms. Stepp seconded that the agenda be approved. Motion carried.

Mr. Gray invited public comment. Ms. Kim Demer presented the Social Committee's outline for proposed events for calendar year 2018, and requested the Board provide some funding. The Board agreed to take the request under consideration for inclusion in the 2018 budget.

Tina Miranda requested that a light be placed at the corner of Lazy Acres and Stoney Creek. Ms. Perry said there had been a light there, and she would check and see if it would be replaced.

There was no further public comment.

Ms. Newcomer moved, and Mr. Barrett seconded, that the reading of the August minutes be waived. Motion carried. Ms. Stepp moved and Ms. Newcomer seconded that the minutes be approved. Motion carried.

Committee Reports:

- Social Committee – see Social Committee request for funding for 2018.
- Buildings and Grounds – Ms. Morgan talked about a walk around done with representatives of the Architectural Committee, in the area from the front gate and down and passing Emerald Lake. A written report of recommendations (attached) was provided to Ms. Perry. Ms. Perry will mark those items that will be taken care of by the grounds maintenance crew. With the reduced list, the Board will see how to accomplish the remaining recommendations
- Safety Committee – Mr. Barrett reported that things had been generally quiet. Some discussion followed regarding some of the minor incidents that occurred. Ms. Dorrell recommended that the Board set a day to have volunteers monitor the ROA entrances to identify cars belonging to ROA residents that do not have ROA tags, so that we can insure compliance with the requirement to have an ROA tag on vehicles authorized to be parked permanently in the community. Mr. Barrett will work up a recommendation for doing this.
- The Board reviewed the Architectural Committee report. Mr. Gray asked Ms. Morgan to coordinate with the AC to ask them to provide a neighborhood by neighborhood detailed plan of what needed done, so that the Board can include funding for neighborhoods to replace shrubs that have outlived their life spans, and to add monkey grass, or some other ground covering, in bare spots.
- Administration: Ms. Semmers could not attend but she provided the summary manager evaluation to the Board.

- Treasurer: Ms. Dorrell presented the financial statements through the end of August and reviewed important points. Ms. Newcomer moved and Ms. Morgan seconded that the financial statements as presented be accepted. Motion carried.
- Manager: Ms. Perry reported on the status of progress on the annual exterior home maintenance schedule. She also advised the Board that ROA now has credit cards – she has one and the Board President each have one. Credit limit is \$15,000. The current cable bill was paid using it, and for that bill and the subsequent two bills ROA will receive a 3 percent discount, meaning a discount of approximately \$132 a month. She also stated that the new phones are activated, and she is continuing to load information to the primary phone. Ms. Perry reported that additional surveillance cameras have been added at new, non-disclosed, locations. She stated that she is looking for an alternative supplier for dumpsters as the current contractor is not very responsive.

Unfinished business:

- Mr. Gray provided a report from the primary contractor for dam construction. The first dam to be completed will be the Otter Lake Dam. All work should be completed on or before mid-November. Mr. Gray asked that a copy of the update report be posted on the ROA website.
- Mr. Gray is to meet with the subcontractor who will be paving the Mirror Lake Road after October 9th, to get a bid to redo all ROA roads in conjunction with that work.
- The lawsuit regarding Caughman Road access from Lazy Acres will be before a mediator sometime (hopefully) in the first quarter of next year.
- Mr. Gray is to prepare a letter to the community, advising that items unclaimed (one boat and two pull-along work trailers) be claimed or ROA will get rid of them. The Manager is waiting on a quote for materials to replace the RV area fence, and a quote to have a contractor install replacement fencing.
- The ROA cell phones were purchased and the first one is now in use. The second one will be available for a Board member to use when Ms. Perry is out of town starting not later than the first of 2018.

New Business:

- Mr. Barrett and Ms. Morgan will inspect the dead tree between 85 and 86 Ridgelake to authorize its removal.
- Further appeals will be made to the community to provide e-mail addresses to the ROA office to sue in the event of emergency notifications, and for distribution of information of general interest to ROA members. The Board and Manager have tried repeatedly to obtain information from additional residents. While we have 100 percent for Emerald Lake and The Arbors, for our own membership we still have information on less than 50 percent of our owners/renters. Residents will be asked (again) to provide the information in the next newsletter.

Ms. Newcomer moved and Mr. Barrett seconded that the meeting be recessed for the Board to go into Executive Session. Motion carried.

Ms. Newcomer moved and Ms. Dorrell seconded that the Board return from Executive Session. Motion carried.

The Board returned from Executive Session at 8:30 PM. Board members were asked to consider a new Association Rule pertaining to damage from natural disasters to homes where ROA has responsibility for routine exterior maintenance. The proposed Rule 3.14 will be voted on at the October meeting.

Mr. Gray reminded Board members that the October meeting would be on Wednesday, October 18th, 2017, rather than on Thursday, October 19th.

Ms. Stepp moved and Ms. Newcomer seconded that the meeting be adjourned. Motion carried.
Meeting adjourned at 8:45 PM.