

Minutes taken at the Carshalton by the Bay Homeowners Association, Inc. Board of Directors meeting Wednesday February 28, 2018 @ 7:00PM. This is the first Board of Directors meeting since October. There were no meetings in November, December, or January. Those in attendance were President Rick Wyatt, Vice President Larry Pabst, Treasurer Jimmy McMullan, Secretary Sheila Spagnolo.

Agenda:

1. Budget:
The 2018 treasurer, Jimmy McMullan, gave an update of the Association's current financial position. The Board reviewed actual to date budget and everything is on track. Liens will be filed on properties that have not paid dues and assessments.
2. Architectural Control Committee activities:

Lot 10, 17, and 25 are in the process of building. Lots 18 and 19 have been graded.

Lot 9 has approval to add a drainage ditch.
3. Discussed and voted on LED street light replacement. Voted not to replace existing lights at this time.
4. Discussed and voted on whether to re-compete mowing contract. Decided to stay with Precision Landscaping Management for mowing but will bid out for other services.
5. Voted to use automatic bank payment for recurring utility bills. Variable bills (landscaping, taxes, legal fees, etc.) will be paid on line with approval. Approval to pay online can only be made by the President, Vice President, or Secretary.
6. The Board decided that undeveloped lots should be mowed 5 times, rather than, 3 during the growing season. Mowing 5 times beginning mid April, early June, mid July, beginning September, and end of October. Lot owners will be billed in early May for all five mowing.
7. The board voted to hire an arborist to evaluate the problem with the cherry trees at the pavilion and Leyland cypress evergreens planted along Jordan road. The board will employ someone to pressure wash parts of the pavilion/Common Area structures- (side walk, tables, concrete floor, dock)

The next HOA Board meeting has not been scheduled.

ADJOURNED: 8:10PM

Respectfully Submitted by

Sheila Spagnolo

Secretary of Carshalton by the Bay Homeowners Association, Inc.