

MINUTES
AGHA BOARD MEETING
May 19, 2021

- I. **CALL TO ORDER:** Lynn Walton called the meeting to order at 7:05 pm via Zoom.
- II. **ROLL CALL:**
Present: Gilles Esposito, Dave Estes, Deb Jones, Kathy Johnson, Anne Stellmon, Lynn Walton.
Absent: Andrea Levine, Dave Kline, Joely Mauzy.
Homeowner: Frank Pelz.
- III. **APPROVAL OF April 21, 2021 MINUTES:** A motion was made and unanimously passed to approve the April minutes.
- IV. **OLD BUSINESS**
- A. **P&P Review Update**
On April 27, 2021 Dave and Anne met to make new edits to the document discussed at the April 8, 2021 meeting with Lynn.
Process going forward:
After Kathy and Lynn provide the financial sections edit, a final draft will be presented to the board for review.
After the board reviews and approves the final draft, homeowners will be given a two week notification that the board will vote on the final draft at a board meeting. Only the board will vote to approve the revised Policy and Procedures document according to our governing documents.
Legal Review:
A motion was made and unanimously passed to spend \$1000 to have the AGHA attorney review the document before final approval.
- B. **Park signs**
On April 23, 2021 the board voted unanimously by email to approve the Signs of Tomorrow \$200 proposal to make and install two new signs in the park area.
The signs were installed the week of May 19 and Deb provided images of the installed signs at the meeting.
- V. **NEW BUSINESS**
- A. **Review of new trash contract with Waste Connections by AGHA attorney:**
On May 5, 2021 the board voted unanimously by email to approve an expenditure of \$350 for our attorney to review the company's standard contract language.
Process going forward:
Contract signed May 19, 2021 after the legal review.
Lynn and Kathy will draft a letter to be sent to AGHA homeowners on June 1, 2021 that will detail the new Contract as it applies to homeowners. The letter will detail the changes in service and what homeowners' responsibilities will be under the new contract.
The change in service providers will not affect AGHA annual dues for 2021-2022.
Republics last pickup day will be Thursday, June 24, 2021 and last recycle day will be June 17.
Waste Connections will begin service on Monday, June 28, 2021.
- VI. **BOARD REPORTS**
- A. **President, Lynn Walton:** See above.
B. **Vice-President, Kathy Johnson:** See above.
C. **Secretary, Anne Stellmon:**
Filed the required Periodic Report with the Secretary of State on April 23, 2021.
D. **Interim-Treasurer, Kathy Johnson:** A motion was made and unanimously approved to accept the financial reports as presented.
Kathy will present a proposed budget for the board to review at next month's board meeting.
E. **ACC, Dave Estes:** No new architectural change requests for the past month.
F. **Communications, Gilles Esposito:** No report.

G. Grounds, Dave Kline:

Dave met with Braylan about the maintenance issues: trimming grasses and shrubs in the common areas including the front entrance. Braylan will thin the overgrown berry shrub that is growing around the evergreen trees on the entrance island.

There hasn't been a need to water this spring due to the exceptionally wet spring. Because Dave will be out of town, he has set the control timers for watering to run on their specific schedules, same as last year. A leaking valve will be repaired next week. Jay Johnson will make cover for Dave when he is out of town in May and June.

H. Neighborhood Watch, Joely Mauzy: No report.

I. Social, Debra Jones:

Monster Tree has been confirmed for June 5, 2021 for tree and shrub shredding service during Dumpster Days.

If we have a summer picnic Debra will look into the possibility of having food trucks.

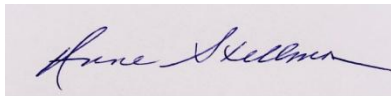
J. Welcoming, Andrea Levine:

The May newsletter was sent out. No new homeowners this month. The water has been turned on for the garden and the gardeners were notified by email that weed blocker fabric is available. There are still 5-6 plots available.

VII. ADJOURNMENT: Lynn adjourned the meeting at 8:10 pm.

VIII. NEXT BOARD MEETING: Wednesday, June 16, 2021 via Zoom, 7pm

Respectfully submitted,



Anne Stellmon
Secretary, AGHA