

AGENDA AND MINUTES OF MEETING

MARCH 13, 2020

IN ATTENDANCE:

Mark Huff

Jeff Miro

Tammy Harrison

1. Community Transition Discussion

- Board received confirmation that the contractor cleaned up concrete but was not done properly. **CONTINUING**
- Board discussed options for recouping overpaid 2018 property taxes (small claims court, recoup from developer, appeal). **CONTINUING**
- Board received confirmation that conversations for the path correction have been started.
- Board discussed research on the payment of the \$200 transfer fee from new homeowners.

2. Covenant Discussion

- Board discussed the process to capture and manage the covenant changes requested by community.

3. Landscape Discussion

- Board agreed to collect landscape bids in order to reduce costs on the landscape contract.
- Board received confirmation that community volunteers continue to assist with clean up and mowing of common areas. **CONTINUING**
- Board received confirmation that landscaper was sending refund for work not completed.
- Board reviewed information regarding pipeline and agreed to request relocation of gate and refresh of utility signs.
- Board received information regarding additional plants needed at the front, the relocation of the split rail fence and the work to start on a bridge.

4. Deeding Common Property Discussion

- Board reviewed estimated expenses for attorney and survey costs.

5. Communication Discussion

- Board reviewed information to be included in the community newsletter.

6. Management Discussion

- Board agreed to solicit help from homeowner to obtain management company estimates to reduce expenses.

7. Insurance Discussion

- Board agreed to solicit help from homeowner to obtain insurance company estimates to reduce expenses.

8. Architectural Review Committee

- Board discussed active review requests and creating a variance for screen/walls. **CONTINUING**
- Board agreed to collect previous ARC requests and approval to track grandfathered requests.

9. Financial Update

- Board received confirmation that the review of finances and bill payments were complete.

10. Action Items from previous meeting

- Follow up on concrete clean up - **CONTINUING**

- Follow up with Management Company/County on reassessment of common property - **CONTINUING**
- Review opportunity for small claims court, recoup from Developer, appeal for overpaid property taxes **CONTINUING**
- Follow up with Landscaper on request for refund **COMPLETED**
- Collect information regarding deeding of common property to adjoining homeowners **COMPLETED**
- Meet with ARC to confirm functionality
- Send reminder email to community to give input on covenant changes – **COMPLETED**
- Collect estimates for insurance coverage **CONTINUING**
- Request audit from Hinson on joint checking account shared with other HOA's

11. New Action Items

- Create document to capture suggested covenant changes and process of analyzing
- Collect bids for landscaping
- Follow up with pipeline contact to move gate and replace utility signs
- Send out newsletter
- Connect with homeowner for assistance with management company research
- Connect with homeowner for assistance with insurance company bids
- Collect previous ARC requests and create master list