

Board Meeting Minutes
August 6, 2022

Meeting called to order at 14:45

Present: John Metschan, Doug Millican, Carol Jones, Brian Culp. Several neighbor members attended in an observer capacity.

First order of business was to assign offices and duties amongst board members. John agreed to serve as President of the Board, Brian as Treasurer, Carol will continue as Secretary, and Doug will be at-large, continuing his place on the Design Review Committee. As David was not in attendance his responsibilities will be determined at a later time.

Proposal and vote:

Shall we increase the annual assessment (dues) by 5% for the next year moving forward (Jan. 2023)? Unanimously approved.

Proposal and vote:

Shall we conduct a meeting to propose a special assessment for the drainage infrastructure repair? Unanimously in favor.

John will ask Lowell to re-visit with the contractors to try and reduce pricing to around \$60K.

A meeting was set for 8/15 to discuss the ditch erosion issue and the possibility of seeking a special assessment to fund repair and prevention. Brian will investigate our options with Zoom and test out before the 15th.

John volunteered to be the board liaison with our landscape maintenance providers. It was recommended to renegotiate and perhaps attempt to get more competitive pricing moving forward. It was also strongly recommended that the lines of responsibility for the landscaping work be clearly defined and perhaps a re-evaluation of the scope of work be discussed.

DRC items of business: DRC recommended approval for all proposals

Lot 61 fence proposal - Unanimously approved (1 member recused self from vote)

Lot 53 lighting plan revised from original plan - Unanimously approved

Lot 45 Gutter replacement and trim color change - Unanimously approved

Board meetings to be held via zoom, on a periodic basis (monthly?). Members will be given at least three days notice and be emailed a link to use if desired. (One member will receive notice by USPS.) These meetings will cover any agenda items from the board or those requested by members. They will also include any recommendations from the DRC that require a vote of the Board. A regular time for these meetings was not set, but will be revisited.

Meeting adjourned at 15:35

