



**BOARD OF DIRECTORS MEETING  
MINUTES  
October 29, 2018**

Directors present

Greg Lippmann  
Felix Pair  
Cheryl Trent  
Jon Welch  
Ted Olaye

Genesis Management

Kristin Henderson

At 6:50 pm, with a quorum of Board members present Greg Lippmann called the HOA Board meeting to order.

**HOMEOWNER FORUM**

Kern Arjoonsingh of 1110 River Delta wanted an update on Mist Lake. It is still in planning stages. Asked about benches, yes, they are included in plans for the lake.

Valerian D'Souza, of 8503 Kalissa Court walks in the morning and wants to know if we can put up benches and trees for shade around the lake. Greg stated that we have guidelines and because of Homeowners that back up to the lake, trees can't be placed in certain places that block views. We can look at putting trees and benches on the paths.

Jose Bernal of 7930 Grace Court wants to know when they are going to build a sidewalk across the space where a new house is under construction. Greg stated we would have to look into it, but the builder will do the sidewalk closer to completion of the house.

**Approval of Board meeting minutes**

**A. August 13, 2018**

Cheryl moved that the August minutes be approved, Ted seconded, motion passed.

**Financials**

**B. July, August and September Final**

July- we did prelim in the last meeting. Felix moved to approve the July final, Cheryl seconded. John Baker asked about the increase in maintenance, which was Anthony's (Watchmen's) increase over the summer. Motion passed.

August –A big increase from the MUD came in for the reimbursement of park maintenance and security patrols. Greg motioned to approve the August final, Felix seconded, motion passed.

September – everything is back to normal and is as budgeted. Greg motioned to approve the final, Felix seconded, motion passed.



## Old Business

### A. Social Committee Update

Yard of the Month for September are 606 Honeysuckle and 7902 Quade Court. The Christmas yard decorating contest is in December and everyone is encouraged to participate.

### B. Perimeter Fence – Homeowner questions/comments

Brian Chandler of 8302 Cloverleaf Drive asked if the vinyl was Trex or Simtec. Cheryl answered no, it was not. The Board looked at both Trex and Simtec but the cost was prohibitive. Brian Chandler looked at the sample of the fence and stated that it is PVC.

Amanda Johnson of 603 Valley Ridge asked how it would be done because of their animals. Greg stated that the neighbors would be notified about when the fence is being put installed. H/O asked if it would be a week notice or day before? Felix said that we were going to ask that the fence company put a notice on a door if they haven't had contact with that H/O.

Krishna Arjoonsing of 8114 Paddlerock asked if are we will carry insurance on fence? No, the fence has a lifetime warranty on material and 5 years on labor.

Elizabeth Gonzales of 8126 Cloverleaf stated that the vinyl fence looks generic and is negative looking. Also asked has is it already been decided? Greg answered that no it hasn't, we're getting questions and comments to help with the decision. She also says it is in cheap neighborhoods, she would prefer wood because she thinks it looks better.

John Baker said that Felix' comment about the meeting where people stated anything but wood, did they know about brick or concrete? He agreed that generally vinyl fences don't look very nice.

H/O stated that Bridlewood has a half fence that is vinyl and it looks very nice.

Byron Hughes of 847 Sunshine Medley asked if the fencing between houses will be connected to the vinyl fence? Yes, the fence should touch the ground and will be connected to the vinyl. The fence company will do that.

Kern Arjoonsing of 1110 River Delta, recommended putting a row of fast growing shrubs in front of the fence to help it look better. Walnut Creek has shrubbery around the fencing and it looks good. Felix stated that any shrubs or trees that come in contact with the fence will shorten the longevity of the fence.

Krishna Arjoonsingh of 8114 Paddlerock asked how are we financing the fence? Greg stated that we will get to that after the fence forum.

Jose Bernal asked about the fence by Grace Court, could someone get credit for it since it is relatively new? The answer was no.



John Baker of 8419 Cloverleaf Drive asked if the fence that parallels Sycamore was included? The answer was no, those sections were not included. He also asked if we were planning to repeat the columns down the other roads and by the station. Greg stated yes, but later on down the road. As of this time, there has been no discussion on that.

Jose Bernal of 7930 Grace Court said that it looks like a neighbor extended his fence, will the fence be the same on both sides? The fence will be the same all around and have the entrance fences the same on each side.

John Baker of 8419 Cloverleaf Drive asked about the area by the iron fence section at the entrance to River's Mist. The wood extends from the iron fence and is a part of the entrance. Discussed whether or not that fence was included in the numbers from the fence committee. John also asked how we know which fence is the responsibility of the HOA. Felix read from the article in the Covenants that sets out the HOA's responsibility for fences. John suggested we get legal advice on it before we do anything. Greg stated that we will look into that.

Krishna Arjoonsingh asked why don't we notify everyone that will be involved in this. They will be. The fence company is responsible for notifying the residents along the perimeter fence.

Kern Arjoonsingh asked why don't we ask the fence company about pillars to match and explore different options. Greg stated that we could ask the fence company if they could do it. Greg asked John if he knew who installed the posts along Reading. John thinks he might know and will get back to us.

H/O asked about color of the fence. The fence colors are white, beige and tan. Most attendees' consensus was the darker the better.

Richard Buie of 8502 Kalissa Court stated that wood is only lasting 5 to 10 years, and recommends 7 to 7.5 feet for the span between posts.

### **New Business**

#### **A. 2019 Preliminary Budget**

Felix stated that it was pretty much like last year. We still have some contracts that need to be approved. Everyone will have time to look it over before the next meeting.

#### **B. HOA Bank Loan**

Greg went over the process for the Board's recommendation for fencing and the steps that were gone through to reach this decision. He went over concrete, wood, brick, vinyl. The Board recommended vinyl which will cost approx. \$400K, will withstand 110 mph winds, and has a life span of 30 years with a lifetime warranty.

Greg stated that the Board looked at several options to cover the fence, which were to raise maintenance fees, only do one section at a time or take out a loan. The Board decided to take out a loan. Genesis gave us two options for lending that we could use. The best is Mutual of



Omaha and \$400K is a rough estimate for what we're doing. We will get the loan for \$500k to make sure we're covered for any contingencies. The interest rate is 4.85%. The revenue we were able to free up for landscaping and security will allow us to cover the payments which should be \$7030.00 or \$7040.00 per month.

John Baker had a general comment about Greg stating that this is the biggest crowd we've had in a long time, but because of the size of this project and the number of homes this will touch, he recommends to call a general membership meeting to discuss this project to get wider input from the community. Greg stated that residents had been emailed, the information was on Next Door and Facebook about the meeting tonight.

Kern Arjoonsingh asked when the project will begin. It should begin this year sometime.

#### **Adjournment**

The meeting was adjourned and the Board went into Executive Session at 8:07 pm.

#### **Executive Session Summary**

The Board discussed Contracts, ACCs, DRVs, legal matters and the fence project.

The meeting of the Executive Session was formally adjourned at 9:39 pm.

**Approved:** \_\_\_\_\_