



**BOARD OF DIRECTORS MEETING
MINUTES
March 4, 2021
Zoom**

Directors Present

Jon Welch
John Baker
Kern Arjoosingh
Brian Gibula

Directors Absent

Michael Trent

Genesis

Kristin Henderson

With a quorum of Board members present the meeting was called to order at 6:45 PM.

HOMEOWNER FORUM

Participants: 8419CLD - Felesa Baker, 723ORL - Garfield Bartley, 622RIV - Anna Smith, 1003BUT - Bobby Anciso and 1026CLC - Gene Stansbury

1003BUT – H/o present to dispute letter received about newly erected shed installed in the backyard. Kristin reported that it is cited for being over the height that was approved on his ACC. Bobby agreed and stated its 2.5' taller, but questioned why there are others in the community that are taller along with the new shed the Board had erected in the common area. Kern stated that Bobby should submit photos and measurements to the committee for review.

MINUTES

Brian motioned to approve the November 16, 2020 minutes as submitted; Kern seconded and the motion passed.

FINANCIALS

John Baker present the December 2020 financials, they were approved as presented.

OLD BUSINESS

PERIMETER FENCE – UPDATE ON STAIN

Brian provided an update stating that Sherwin Williams is offering a reduced price on the stain. However, Brian is interested in a new product and will be obtaining bids for such.

2021 BUDGET

John presented the final 2021 budget and a “super budget” which shows long term asset life/replacement. John motioned to approve the budget as presented; Brian seconded and the motion passed.

TRAFFIC CAMERAS

PC Masters submitted a bid to install (10) cameras for \$1,000 plus an \$800/mo maintenance fee. John motioned to accept the bid.

Discussion was led by Jon stating that he was against the cameras, that it's too “Big Brother”. Kern questioned if there was a contract, John stated there was not, that if the Board does not like them, PC Masters will take the cameras back and the maintenance fee goes away. Kern seconded John's motion to install the cameras, all approved except Jon who voted not to install the cameras.



VANDALISM ASSEST RECOVERY

Legal spoke to the resident regarding the offered Settlement Agreement & Payment Plan. Resident will be given until the 15th of March to make a decision. If an agreement cannot be made, the Board may decide to file suit.

NEW BUSINESS

INSULATE & AIR CONDITION STORAGE FACILITY

Watchmen submitted a bid for \$2,980 to insulate and install an a/c unit in the newly erected shed by the rec center. John motioned to only approve the insulation for now; Kern seconded and the motion passed.

ADOPT A SCHOOL (AAS) COMMITTEE

Felesa Baker spoke on behalf of the committee. She reported that the (3) other members have resigned or become inactive. She requested that the Board appoint Lesa Junek to the committee. Brian motioned to appoint Lesa Junek to the AAS committee; Kern seconded and the motion passed.

Discussion led to increasing the scholarship awards from \$500 to \$750. Brian motioned to approve the increase to \$750 and also amend the application to include vocational and trade schools as higher education; Kern seconded and the motion passed.

EXTEND EXTERIOR LIGHTING AND IRRIGATION

A bid was submitted by Greenscapes for \$53,201.37 for additional lighting at the rec center and lake entrance as well as irrigation for Mariella Dr., Grand Rapids Blvd., Summerville Dr. Entrances. John motioned to approve the bid; Kern seconded and the motion passed.

MISC.

Community Garage Sale -The Board agreed for Kristin to coordinate with Amy Schnacky on the garage sale.

Scout Project – Anik Maknojia requested that he be allowed to perform a service project in an effort to earn his Eagle Scout status. The Board agreed and suggested he provide a bird house or a 'give a book take a book' house at the park.

Annual Meeting – The next meeting will be the annual meeting in May. Kern and Jon are up for election; Jon stated he will not be running again.

ADJOURNMENT

The Board adjourned the regular meeting at 7:55 PM and went into executive session.

EXECUTIVE SESSION SUMMARY

The Board discussed two homeowner requests, rec center vandalism, rec center insurance claim and banking.

The meeting of the Executive Session was formally adjourned at 8:16 PM.

Approved: _____