

AGENDA AND MINUTES OF MEETING

JANUARY 17, 2020

IN ATTENDANCE:

Mark Huff

Tammy Harrison

1. Resignation of Board Member

- Board discussed resignation of board member along with appointment of new board member.

2. Community Transition Discussion

- Board received confirmation that the contractor has not yet cleaned up concrete excess on one of the storm drains. **CONTINUING**
- Board received confirmation that the developer has installed a chain link fence around the detention pond that did not receive ARC approval.
- Board received confirmation that the special valuation request had been granted by the county.
- Board discussed options for recouping overpaid 2018 property taxes (small claims court, recoup from developer, appeal). **FOLLOW UP**

3. Covenant Discussion

- Board discussed the need to change certain sections of the covenants and ask for community input. **CONTINUING**

4. Committee Assignments

- The board confirmed committee liaison assignments.

5. Landscape Discussion

- Board received confirmation that notice was given to landscaper on non-renewal of contract.
- Board received confirmation that community volunteers cleaned up the detention pond.
- Board will follow up on coordination of community volunteers to temporarily mow common areas (Landscape Committee). **FOLLOW UP**
- Board discussed requesting a refund on work that was not completed by landscaper. **FOLLOW UP**
- Board discussed requests for beautification (ie: pond, path leading to pond, bench area at pond, addition of flowers around pond, walking trail development, fishing dock.)

6. Deeding Common Property Discussion

- Board discussed researching information to deed common property to adjoining homeowners. **FOLLOW UP**

7. Communication Discussion

- Board discussed content of community welcome letter (contact information, covenant review and input, committee volunteers, financial update (no reserves, reduction of costs, and recovery of funds)).
- Board agreed to set up a community email for consistent communication. **FOLLOW UP**
- Board confirmed creation of community Facebook page with established rules (Social committee).
- Board confirmed several homeowners are researching other communication methods (ie: Next Door)

8. Management Discussion

- Board discussed the ongoing review of the management contract and alternative solutions in order to reduce costs. **FOLLOW UP**

9. Insurance Discussion

- Board received confirmation that additional Errors and Omissions coverage was added for board members.

10. Financial Update

- Board received confirmation that the review of finances and bill payments are continuing. **FOLLOW UP**

11. Action Items from previous meeting

- Follow up on concrete clean up - **CONTINUING**
- Confirm developer installed fence around detention pond - **COMPLETED**
- Follow up with Management Company/County on reassessment of common property - **CONTINUING**
- Follow up with Landscape Committee on beautification plan of common areas - **COMPLETED**
- Follow up with Social Committee on communication plan - **COMPLETED**
- Follow up with insurance company to add coverage for board members - **COMPLETED**
- Follow up with Management Company to provide additional financial and bill payment information - **CONTINUING**

12. New Action Items

- Follow up with developer about ARC approval for chain link fence
- Review opportunity for small claims court, recoup from Developer, appeal for overpaid property taxes
- Coordinate with community volunteers for temporarily mowing common areas (Landscape committee)
- Follow up with Landscaper on request for refund
- Collect information regarding deeding of common property to adjoining homeowners
- Send out community welcome letter
- Set up community email
- Continue collecting information on expectations of the management contract