

President SR called the meeting to order at 6:30 pm at the Davis Library.

Board Members in Attendance:

S Register (SR)

F Lawrence (FL)

M Hall(MH)

S Cheng (SC)

A quorum was present.

Other Attendees:

Robyn Gschwend (RG) – 4Sight Management

HOMEOWNERS DISCUSSION POINTS

- A homeowner recently inquired what action the HOA could take about people changing oil in the streets and letting it run down the street. HOA advised they have no authority, and homeowner should contact city. Also, recommended that homeowner take pictures of violations.
- Question about parking on the street. City policy allows parking on the streets. However, care should be taken to avoid such parking where there is a parallel line so there is a 10' or more clearance in order that emergency vehicles can get through.

MINUTES:

- Minutes from the November 9, 2016 meeting were distributed by FL and reviewed. MH made a motion to approve the minutes. SC seconded, and the motion passed. Minutes will be sent to SC by FL to post on the website.

FINANCIAL:

- Financial reports through December 31, 2016 were distributed by Robyn Gschwend from 4Sight. Board members discussed the reports and approved.
- Financial reports will be filed and posted on the website.

BUSINESS:

Unfinished Business:

- SC reported that the final version of the update to *Go Daddy* has been submitted, and the update is complete.

- Approved 2017 Schedule of Events:
 - April 22 – Community Garage Sale
 - May 20 – Community Walk
 - June 20 – Annual HOA Meeting
 - September 16 – Community Picnic
- FL reported that twenty-one homeowners replied to the notice about a committee to study the concerns about rental properties in the community. A meeting of those interested will be held January 24 at Davis Library. Fourteen homeowners have indicated they would like to attend.

New Business:

- In reviewing the 2016 EOY financial results, revenues were in excess of the expense budget. Discussion was held about options for this money. SR will get bids for refurbishing and/or rebuilding the landscaping at the two entrances into the community, and to run water to the Robinson entrance. Bids will be reviewed and voted on when received.
- The next Board meeting will be held on March 21, 2017 at the Davis Library. SR will reserve the meeting room at Davis Library.

There were no announcements.

Adjourned at: 7:35 pm.

EXECUTIVE SESSION

Called to order at 7:35 pm.

- Delinquent accounts were discussed.
- MH made a motion to proceed with foreclosure on account #54.
- Voted to write off account balances for #133 and #95.
- Other updates were discussed.
- Meeting adjourned at 7:58.

ADDITIONAL ACTION ITEMS

The Board approved seven actions via email vote subsequent to the January 18, 2017 meeting:

- Approved changing the time for the annual picnic on September 16 to 4:00 – 7:00.

- Approved Estimate #16215 from Thousand Oaks Landscaping for \$3,328.28 to refurbish three entrances into the community and extend water to the Robinson entrance.
- Approved Estimate #16217 from Thousand Oaks Landscaping for \$3,005.73 to install drip irrigation in the corner end of Robinson and Hedgcoxe.
- Approved Estimate #16370 from Thousand Oaks Landscaping for \$135.31 to trim crepe myrtles in the greenbelt.
- Approve request from homeowner at 7900 Rosebriar to install a pergola in the back yard.
- Approve request from homeowner at 7900 Rosebriar to replace brick along walkway.
- Approve request from homeowner at 7908 Whispering Tree to replace existing roof with Weatherwood color.