

President SR called the meeting to order at 7:00 pm at the Davis Library.

Board Members in Attendance:

S Register (SR)

F Lawrence (FL)

S Cheng (SC)

A quorum was present.

Other Attendees:

Robyn Gschwend (RG) – 4Sight Management

Kyle Paris - Homeowner

HOMEOWNERS DISCUSSION POINTS

- Homeowner reported there was a broken pot in the greenbelt a day or so before the Board meeting. SR will check on it the following day.

MINUTES:

- Minutes from the January 18, 2017 meeting were distributed and reviewed. SC made a motion to approve the minutes. FL seconded, and the motion passed. Minutes will be sent to SC by FL to post on the website.

FINANCIAL:

- Financial reports through February 28, 2017 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:

- Discussed 2017 Schedule of Events:
 - April 22 – Community Garage Sale
 - May 20 – Community Walk
 - June 20 – Annual HOA Meeting – 7:00 pm at Davis Library – SR to reserve
 - September 16 – Community Picnic
 - In greenbelt from 4:00 to 7:00
 - Fire truck arrives at 5:00
 - Collect food donations for Minnie’s pantry
 - Plano Party Pop-Up trailer will be delivered on Friday. Volunteers will set up and take down on Saturday.
- SR reported Thousand Oaks has completed the irrigation at the entrances and some plants have been planted. Others will be added when the weather warms up,
- FL reported that eleven homeowners attended the committee meeting on January 24 to study the concerns about rental properties in the community. FL distributed a survey to homeowners regarding concerns, which they completed and returned. Results of the survey showed that the majority did not have a concern about the rentals nor its affecting property values. There were three concerns that came out of the survey: 1) Concern for the maximum number of rental

properties; 2) Should there be a minimum lease time; 3) Should the HOA be provided contact information on all rental properties. A small committee will be formed to discuss these issues.

New Business:

- The annual meeting will be held on June 20. All current Board members do not plan to run for re-election at this time for various personal reasons. This Board has accomplished a lot during the past year, and several members have served more than 5 years. The Board requested that 4Sight email all homeowners about the opportunity to serve on the Board next year.
- The next Board meeting will be held on May 31, 2017 at the Davis Library. SR will reserve the meeting room

There were no announcements.

Adjourned at: 7:50 pm.

EXECUTIVE SESSION

Called to order at 7:55 pm.

- Delinquent accounts were discussed.
- Account #45 will be sent 209 letter giving thirty days in which to pay unpaid balance.
- FL made a motion to write off interest charges of less than \$4.00. SC seconded the motion, and it was approved.
- Other updates were discussed.
- Meeting adjourned at 8:11.

ADDITIONAL ACTION ITEMS

The Board approved six actions via email vote after the January 18, 2017 meeting:

- Approved ACC request from homeowner at 7906 Brookmount to construct new 8' cedar fence with brown stain.
- Approved estimate from Thousand Oaks to repair lateral line leak on Controller 1, Station 2 for \$139.11.
- Approved ACC request from homeowner at 4550 Winding Wood to replace existing fence.
- Approved ACC request from homeowner at 4609 Fern Glen Drive to replace roof with Timberline Charcoal shingles; repaint trim and siding with existing color; repair and repaint chimney siding; repair and repaint fence.
- Approved the cancellation of the Community Walk on May 20 due to pending inclement weather.