

MINUTES OF AD HOC MEETING

April 15, 2020

IN ATTENDANCE:

Mark Huff

Jeff Miro

Tammy Harrison

1. Community Transition Discussion

- Board received confirmation that the contractor cleaned up concrete but was not done properly. **CONTINUING**
- Board discussed options for recouping overpaid 2018 property taxes (small claims court, recoup from developer, appeal). **CONTINUING**
- Board discussed research on the payment of the \$200 transfer fee from new homeowners.

2. Covenant Discussion

- Board discussed the process to capture and manage the covenant changes requested by community. **CONTINUING**

3. Landscape Discussion

- Board agreed to draft new landscape contract after review of the landscape bids. **CONTINUING**
- Board received confirmation that community volunteers continue to assist with clean up and mowing of common areas. **CONTINUING**

4. Deeding Common Property Discussion

- Board discussed information to include in email to community regarding the vote to deed common areas to adjoining homeowners.
- Board agreed to flow expenses of engineer (survey) and attorney through the HOA and have homeowners refund expenses back to the HOA.

5. Management Discussion

- Board reviewed information on management companies, agreed to call references and schedule call with CMP. **CONTINUING**
- Board received confirmation that the request for a copy of the audit of the HOA checking account was denied.

6. Insurance Discussion

- Board reviewed insurance company estimates.
- Proposal to Vote: To change insurance coverage to Nationwide.
- **VOTE PASSED**

7. Architectural Review Committee

- Board discussed active review requests and creating a variance for screen/walls. **CONTINUING**
- Board discussed collection of previous ARC requests and approval to track grandfathered requests. **CONTINUING**

8. Action Items from previous meeting

- Follow up on concrete clean up - **CONTINUING**
- Follow up with Management Company/County on reassessment of common property - **CONTINUING**
- Review opportunity for small claims court, recoup from Developer, appeal for overpaid property taxes **CONTINUING**
- Meet with ARC to confirm functionality
- Collect estimates for insurance coverage **COMPLETED**
- Request audit from Hinson on joint checking account shared with other HOA's **COMPLETED**

- Create document to capture suggested covenant changes and process of analyzing **COMPLETED**
- Collect bids for landscaping **COMPLETED**
- Follow up with pipeline contact to move gate and replace utility signs **COMPLETED**
- Send out newsletter **COMPLETED**
- Connect with homeowner for assistance with management company research **COMPLETED**
- Connect with homeowner for assistance with insurance company bids **COMPLETED**
- Collect previous ARC requests and create master list **CONTINUING**

9. New Action Items

- Email vote to community to deed common property to adjoining owners