

HOA Board of Directors Meeting Minutes May 17, 2022

Keeli called the meeting to order at 6:32pm.

Homeowners present: Keeli Brady, Adrienne Montoure, Tom Gnewuch, Nick Jordan, Laurie Jordan, Vicki Farrell, Caroline Applebee, Sandy Stratton, Rosemary Grooms

Others: Amy Ashby

Agenda: Tom made a motion to approve Adrienne seconded once "potholes" were removed.

Minutes: Tom made a motion to approve Adrienne seconded.

Homeowner concerns: It came to the attention of the board that a homeowner had been harassing a neighbor, their guests and dogs. The board has asked Amy to ask our attorney what can be done about this matter as it has escalated to something serious.

Pool company report: The company who had planned on attending was not able to. Keeli did her best to report what they had explained to her. The board hired a company called "wash boy" to work on the pool deck cracks and necessary repairs the health department had required before opening the pool. This company stopped their work as they realized what they could do is only put a band aid on a more serious issue. The water run off from the hill/grassy area was causing the pool deck to shift and crack. The ground below is always moving due to the flow of water in the soil. Wash boys said they could complete their work and charge the original price, but it would only make it pretty for awhile before needing more serious repairs. The board voted and agreed to stop work on the pool deck. The work that was done will pass the county requirements for opening the pool it just isn't "pretty." The board agreed this will need to be discussed further at the annual meeting.

Treasury: Tom read the bank statements. Regular account \$73,631.64 and Road funds \$27,919.36. There was an increase in road funds because a settlement from a past due account came in and was placed in the road funds account appropriately.

Administration: Amy reported that QuickBooks was once again up to date after the crash. Security solutions had called to say our system for the cameras needs an update and it required a 2-hour appointment to work on the computer. Amy got that scheduled and will be done this month.

Maintenance and Roads: Tree companies have all come and with Adrienne's help they've identified the problem trees in the ranch. One tree company was an arborist and gave very detailed information about

removing trees properly. The 3 companies were significantly different in pricing. The board will review bids and ask questions within one week and decide within two weeks. Amy will forward the information to the board.

Pool: Deck repair mentioned prior. For now, the pool will be able to open as is and further repairs will need to be discussed later. We still need a pool maintenance employee. They must be 18 years old to handle chemicals, but a teenager is able to do the other parts of the job. This was confirmed by the health department. Amy will put the word out again on social media and email homeowners.

Old Business: The pool bathrooms are almost done. The paint has been applied to the walls and ceiling. Needs more work on the floor and metal stall doors. Beezer will be helping with this work.

New Business: Vinyl fencing around the pasture- the homeowner using the pasture for her horse asked the ranch to purchase vinyl fencing to complete the fence. Currently there are metal posts and wire, and her horse was able to escape. Amy will look into the cost and ask the attorney who is responsible for this.

The board moved to executive session at 8:18pm.