



## **Board of Directors Meeting Agenda**

March 23rd, 2022 - 6:30 to 8:30 PM

Zoom Meeting

### **1. Roll Call / Call to order**

- a. Jason Porter, Jason Brown, Tom Vannucci, Thomas Perkins. Called to order at 6:34p.

### **2. Meeting minutes**

- February meeting minutes have been reviewed and approved via email and posted to the website

### **3. Reports:**

- Reports of officers
- Reports of committees
  - Patio Home – discussed meeting minutes and parking in patio homes area
  - Landscaping – First meeting for 2022 has been scheduled for April 13
- Financial report by Treasurer
  - Globally we are tracking true, and in good shape; no line item or segment is at risk; reserve is almost \$600k, total balance is just over \$1MM; discussion of Postage in Budget v Actual – need to talk to MGM about this; Credit in Special Events is due to reimbursement from CTC
- CCR violation report
  - Last drive through was done in February just before last meeting; will pick up again next month

### **4. Old Business:**

- Eagle Rd update and homeowner survey
  - Final settlement is almost \$346K; some of this is reimbursement for monies spent on repairs, etc.
  - MGM is speaking to their tax attorney about the tax implications
  - Jason Porter motioned, Tom Vannucci seconded, unanimously approved to accept ACHD's offer
  - Recapped survey results
- Speeding in subdivision
  - We have been advised ACHD is conducting studies for potential permanent speed signs or speed bumps
- Playground inspections
  - Reviewed report from vendor
  - Bid pending for actual repair work needed
- Pool fence repairs
  - Fence repair work completed but not done well
  - Jason Porter is pursuing a better outcome
  - Withholding payment until the repairs are completed acceptably

### **5. New Business:**

- Annual meeting
  - Tuesday, April 26

- Waiting to hear back from Sienna about availability
- Plan to hold the meeting as a combination of in-person and Zoom, which matches homeowners' preferred preference based on survey results
- It will be an informational meeting followed by mail-in ballot; candidates for the Board for 2022 will be given a chance to speak
- Along with the notice for the meeting will be a request for new Board members to send info to MGM; closed financials for 2021 will be included in this notification
- Easter community event
  - Saturday, April 16 at Renaissance Park at 10:00a
  - Albertsons is donating the donuts
  - 5K eggs will be stuffed and hidden
- Fountain assessments
  - There are three ways we can go with having the fountains updated
    - Complete retrofit
    - Full replacement
    - Resurfacing only
  - Jason Porter suggested that we get bids for having the stucco repaired
  - We have money budgeted for fountain repairs for 2022
- Walking path bridge repair
  - Irrigation District and City of Meridian indicated we own the bridge over the canal
  - One bid for repair received to this point
    - Trex decking only \$260 more than pressure treated wood
    - Need to clarify that the current boards are 2x6 and not 1x6
- Clubhouse clock repair
  - Yesco has been doing the repairs to this point yet more are continually needed
  - Trying to get bids from other vendors
- Pool furniture assessment
  - Tom Perkins volunteered to go inspect the pool chairs to determine how many need repairs once our handyman, Jake, has put them out for the season
- Clubhouse pool landscaping
  - A lot of rocks found on the pool covers, likely from kids
  - Jason Porter suggested we consider fencing in the area that is open between the pool wrought iron fence and the homeowners' fencing and replacing the existing vegetation
  - Bids to be sought
- Landscape lighting
  - Jason Porter did a walkthrough and inspected the existing ground lighting
  - Jake has been asked to replace the bulbs throughout the community
    - He has missed a bunch due to them being overgrown and hidden
  - Lawn Co has been asked to trim around the lighting
  - Need to consider replacing the existing lighting with LED lights

## 6. Homeowner Forum: (maximum of 30 minutes)

- This time is set aside for homeowner comments to be considered for future board action. Chat will not be active so please use the Zoom "raise hand" function to comment or ask a question. Individuals may be limited on time so as to allow other participants an opportunity.
  - Beth Hoffman: Sees an increase in speeding and close encounters near Tybalt and Montague; they were told previously that we qualified for speed bumps but the HOA would have to pay for it. They are requesting a three-way stop at this intersection. We had a good discussion about the options available to us.

## 7. Executive Session:

- Discussion of accounts receivable
- Discussion on pending legal matters

**8. Schedule Next Meeting Date:** Tuesday, April 26, 2022 – Annual Meeting both in-person and Zoom

**9. Adjourn:** 8:05p