



## Board of Directors Meeting Minutes

February 16th, 2022 - 6:30 to 8:30 pm

Zoom Meeting

### 1. Roll Call / Call to order

- Meeting called to order at 6:34PM. Jason Porter, Jason Brown, Michael Guerrero and Tom Vanooch present. Tom Perkins joined shortly after meeting called to order.

### 2. Meeting minutes

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

### 3. Reports:

- Report of officers
  - None
- Reports of committees
  - Pool Committee- No update
  - Landscape Committee
    - Jason Porter meeting with Craig Hoffman on 2/20/2022 to get him started as chairperson
  - Patio Home Committee- Jason Brown reporting
    - Draft Patio home committee packet has been prepared
      - Determine if the packet duplicates information
      - Further discuss if we should expand to all new homeowners
- Financial report by Treasurer – President reported
  - Balance sheet, budget versus actual all reconcile
  - MGM has credited back the \$600 overcharge for pool management
  - Two credits under “Enforcement” totaling \$110, verify these with MGM
  - Two invoice payments totaling \$3,273 coded incorrectly as 6460 Pool Clubhouse which is not a budgeted category and should not be used. Need to be recoded to 6460-7 Pool Repairs. This category will also be renamed 6460-7 Pool Repairs and Maintenance for better clarity.
    - \$1,475 for pool winterization will be recoded 6460-7 Pool Repairs and Maintenance
    - \$1,798 for pool backflow will be recoded 6460-7 Pool Repairs and Maintenance
  - Two Blue Ribbon invoices for pond cleanup incorrectly coded 6425 Tree Maintenance, these will be recoded to 6450 Water Feature Repairs & Maintenance
- CCR violation report
  - First report of the year and was very thorough
  - Noted that many violations were for garbage cans near garages or not screened, need to monitor
  - Agreed to modify existing report and SOPs to match MGM’s SOPs

### 4. Old Business:

- Eagle Rd update and homeowner survey
  - Still waiting on ACHD to finalize the sale details

- Homeowner survey received 281 responses thus far and will close February 28. Some highlights.
  - 71.5% in favor of improving entrances
  - 72.6% in favor of moving away from water features at the entrances
  - Majority want to see the annual meeting as an in-person/Zoom combination
  - Other popular items are solar lighting along pathways, security cameras at entrances as well as a splashpad
- Speeding in subdivision
  - ACHD personnel stated that there is a plan for a study on Tybalt and Montague March and April. Don will send MGM the name of the contact. Another ACHD personnel notified Jalene that we had to work through the Mayor of Meridian. There is a planned meeting on March 7<sup>th</sup> at 3:30 pm if this topic is on the agenda.
- Patio Home yard maintenance for 2022
  - There was an overrun last year that was billed to the HOA and will need to be recovered from the homeowners.
  - Several maintenance bids were received, costs have increased substantially to perform the maintenance for 2022. Jason Porter motioned to approve Lawnco contract, Jason Brown seconded, motion passed unanimously.
  - Payment plan options were discussed and will be offered to patio homes enrolled

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

- Tree maintenance proposals
  - Blue Ribbon IPM contract and Blue Ribbon/Sager structural pruning contracts reviewed; Jason Porter motioned to approve, Michael seconded, motion passed unanimously. These bids exceed 2022 budget for tree maintenance by ~\$21k but have been deemed necessary. In the event of a budget overage, the gap will be covered by reserves.
- Pool fence repairs
  - PCA Fence was lowest bid at \$1,522.70. Tom Vanooch motioned to approve, Jason Brown seconded, motion passed unanimously
- Backflow bids for Rome entrance
  - Lawnco bid of \$3000 was chosen. Driver who hit it will pay for the repair minus the addition of the concrete pad. Michael motioned to approve, Jason Porter seconded, motion passed unanimously
- Playground inspections
  - Bid from Picture Perfect Playgrounds came in at \$750. Tom Perkins motioned to accept, Tom V seconded, motion passed unanimously
- Pistoia pool control panel
  - Received bid from Everbase Solutions for \$1,636.59 to replace and relocate damaged panel. Waiting on additional bid to upgrade entire system.
- Pistoia pool vandalism update
  - Provided damage costs to the prosecuting attorney office in hopes of receiving restitution

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

- Question about the annual meeting. Probably schedule the annual meeting the end of April or early May and will notify the homeowners in March.
- Concerns about tree pests. Blue Ribbon has examined trees in the subdivision and laid out an IPM plan which covers all of the HOA trees.
- Concern over amount budgeted for events which may be put to cover overage expected from Tree Maintenance.

#### **7. Schedule Next Meeting Date: March 23<sup>rd</sup> 6:30 PM – 8:30 PM**

#### **8. Adjourn: Closed 8:23 pm**