



Board of Directors Meeting Agenda

November 29, 2023 - 6:30 to 8:30 PM

Zoom Meeting

1. Roll Call / Call to order

- In attendance:
 - Board Members: Jason Porter, Katelyn Penny, Jason Brown, Richard Wright, Brian Scott
 - Alliance Management Partners (AMP): Patrick Iglesiaski, Alissa Hale
- Meeting called to order: 6:30pm

2. Meeting Minutes

- October meeting minutes have been approved and uploaded to the community website.

3. Reports:

- Reports of officers
 - Jason Brown: Holiday light vandalism at S Balthasar Way. One tree is half lit, waiting for vendor to come out and repair. Still unsure who caused the damage.
 - Association spent \$400 to replace a GFI, separate cost from the vandalism.
- Reports of committees
 - Patio Home: No update
 - Landscaping
 - Committee members sent in a prior report, but don't have any current updates.
 - The Board will coordinate with current members on reorganizing the committee for 2024.
 - Activities
 - Christmas Event: Christmas movie, treats, etc. at the clubhouse. Tentatively scheduling between December 20th-23rd time. The clubhouse will be reserved when dates are confirmed.
 - Next event: The activity committee will be planning an Easter event in the spring.
 - Pool
 - Chairs outside fence line have been picked up.
- Financial report by Treasurer
 - Balance Sheet reviewed.
 - Budget vs Actual Review
 - Richard to confirm ACHD positive \$3k, and Sprinkler Repair GL for \$10k.
 - Richard will follow up on the refund from Deep 6. Security.
- CCR violation report
 - MGM did not provide a report for review.

4. Old Business:

- New management company
 - The Board of Directors hired AMP as the new management company.
 - The Board will coordinate with AMP to schedule onsite meetings and address top priority tasks.
- 2024 contracts and budget
 - Landscape maintenance contracts have been approved and signed.
 - Jason is scheduling a meeting with Blue Ribbon to review tree pruning and IPM bids.
 - Ecolake bid needs to be revised before signing.
 - Jason will assist AMP with the key fob access system.
 - Alissa will assist the Board with contacting the maintenance vendors for snow removal services and contact Deep 6 Security for a 2024 proposal.
- Palermo entrance renovation
 - Jason provided a brief report, work should start within the next couple of weeks.
 - Discussion from the Board regarding the community sign, and if they should keep the current sign. Jason to get dimensions and compare with site plan.
- On street parking/CC&R parking amendment
 - The campaign is still active, but only a few new votes since last month.
 - The Board discussed sending out additional communication to homeowners.
- Amity Rd berm project
 - Jason provided an update on the project, it is complete.
 - There are some concerns regarding a gap with the fence height.
 - The Board requested Alissa to contact Diamond Lawns to obtain a bid to address the gap with gravel or other means.
- Benches along walking paths
 - Benches are currently in storage. Lucky Dog is planning on installing the benches in December. The Board will reevaluate if the project has not been completed by January.
- Tree maintenance and removal/replacement
 - Arbor Safe removed two trees on 11/29/23.
 - Arbor Safe will install two River birch trees in the spring.
 - The Board, Landscape Committee, and AMP will schedule a landscape walk to identify concerns with specific trees and determine items that will need to be addressed for the 2024 season.
- Pistoia Pool landscape redo
 - The metal edging installed by ProCare will need to be removed and reinstalled.
- Pond 5 outlet blockage
 - The project was postponed until the willow tree was removed.
 - Jason will coordinate with Alissa on current bids with Master Plumbing to see if they are still valid.
- Pond 4 and Pond 5 waterfall motor replacement
 - Pond 5 motor was replaced.
 - Pond 4 has not been replaced due to root intrusion. The roots need to be removed before the motor can be replaced.
 - Jason will coordinate with ProCare on repairing the fence on pond 5 once the final cleanup work has been completed.

5. New Business:

- Clubhouse reservation system changes
 - Discussion from the Board to decrease the rental fees to help encourage more homeowners to use the clubhouse.
 - **ACTION:** Jason made a motion to restructure the clubhouse rental fee schedule and amounts to \$50.00 between January–October and \$75.00 between November–December, effective January 1, 2024. Katelyn second the motion, motion carried 4/1.
 - The Board discussed the reservation process and would like to streamline the process.
 - Katelyn and Richard will coordinate with AMP to create a more streamlined process.

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 to allow other participants an opportunity.

7. Executive Session:

- Discussion of accounts receivable.
- Discussion on pending legal matters.

8. Next Meeting Date:

- a. January 17, 2024, at 6:30pm via Zoom. Meeting link will be posted to the community website.

9. Adjourn:

- a. Meeting adjourned at 8:20pm
- b. Meeting Minutes Respectfully Submitted by Alissa Hale, Association Manager

Signed by: Jason Brown

Date: 12/6/23

Print Name: Jason Brown

Title: Secretary