

HOA Board of Directors Meeting MINUTES
March 27, 2022 @ 1pm

I. CALL TO ORDER: 1:06pm

II. ROLL CALL OF DIRECTORS: Four present: Pres. (P) Vince, Vice Pres. (VP) Keith, Treasurer (TR) Pam, Mbr at Large (ML) Claudia. Also present: 1 Owner at start, followed by two add'l later. (ML departed near end of meeting as voting will represent)

III. READING/APPROVAL OF LAST MEETING MINUTES:

P read minutes. Motion to approve by TR, 2nd by P, Approved, 4-0.

IV. OPEN FORUM:

- A. A Unit requested gas bill reimbursement again after slab leak, still no motion to reimburse.
- B. A Unit reported an entry way light bulb out.

V. FINANCIAL / MISC. REPORT(S):

- A. TR did not have a financial report again. Discussion re: pool & stream expenses.
 - 1. CY 2020: \$28,356
 - 2. CY 2021: \$29,670
 - 3. Total \$58,026... divided by 24 months = an average of \$2,418/month, this does NOT include water expenses which remain unquantified.
- B. VP provided existing painting standards (Mesquite & Indian White) and Vista Paint samples. Further clarity is needed to determine where semi-gloss paint vs. flat paint (in these colors) should be applied. The current belief is that all doors and hand touched surfaces get semi-gloss paint and everything else gets flat paint.

VI. OLD BUSINESS:

- A. A Unit's deck waterproofing and flashing repairs has two new bids pending and final painting is also now pending since termite repairs have been completed. Motion for vote by VP, 2nd by ML. MFK Vendor approved, 4-0.
- B. A Unit's main north deck overhead 17 foot beam repair / replacement is still pending. Issue is still under review for Owner damage potential responsibility. Owner will now be seeking their own bids as well. No action.
- C. A Unit's stair joist repair still needs corrective work. Vendor is ill & not working. No update.
- D. A Unit's termite repairs are completed, but final painting is now pending. Potential to have MFK pickup job in conjunction with deck repairs on another Unit. No action.
- E. Board election preparations. All physical Units received flyers, off-site owners still need to be mailed a copy.
- F. Rules and Regs Review. VP provided revision draft 3 which had all grammar corrections completed. Comments for review declined from original 95 to 40 for Board discussion.
- G. Information Item: A Unit needed emergency slab leak repairs and restoration; in progress.
- H. Information Item: Exec. Session will review an ongoing barking dog complaint for add'l fines.
- I. Ivy overgrowth problem behind the Garages 38-56 Building.
- J. A Garage's perimeter cement has significant gaps that should be checked/filled. Motion by VP, 2nd by P. Approved 4-0.
- K. A Unit's stairwell ledger board tops are unsealed and collecting water. Defer to pending Deck Inspections. No action.

- L. Board still seeking Prop. Mgmt. Company. ML presented. "Optimum" = \$19.2k/yr or \$26.4k/yr. "Cardinal" declined to offer bid. "Consensus" mtg on Tue, 3/29 for walkthru/bid. (M3 base expense = \$7200/yr.)
- M. SB 326 State required deck inspection Vendor bids/selection. "Focused Insp. Group" (Alex) pending bid.
- N. Sidewalk repair project, some shortcomings on job walk and add'l work located. Motion to approve by P, 2nd by ML. Approved 4-0.
- O. (*Error: should be under New Business Item B) A Unit requests termite repairs and warped water heater door addressed. Email & pics received.
- P. (*Overlooked Agenda Item) A Unit reported a patio crack. Need to get a root mitigation bid.
- Q. (*Overlooked Agenda Item) Two Units reported Termite damage. Bids received. Motion by ML, 2nd by P. Approved 4-0.

VII. NEW BUSINESS:

- A. Tree trimming. Tabled.
- B. (*Duplicate entry from Old Business Item O above. Correct placement is here) A Unit has reported Termite damage concerns and a warped water heater door. Email & pics Received.
- C. A Unit has asked for Architectural Control Committee authorization to perform a replacement-in-kind of one window. Motion to approve by P, 2nd by TR, Approved 3-0.

VIII. SELECT DATE FOR NEXT MEETING: April 9, 2022 @ 7pm per CC&R 3.4.1: Annual Mtg.

Adjourn @ 4:30pm.