

HOA Board of Directors Meeting Agenda
May 24, 2022 @ 6pm

- I. CALL TO ORDER
- II. ROLL CALL OF DIRECTORS
- III. READING/APPROVAL OF LAST MEETING MINUTES
- IV. OPEN FORUM
- V. FINANCIAL / MISC. REPORT(S)
- VI. OLD BUSINESS
 - A. A Unit's main north deck overhead 17 foot beam repair / replacement.
 - B. A Unit's stair joist repair still needs corrective work. Potential dispute.
 - C. 3 Units termite repairs are completed, but still need final painting.
 - D. Board election preparations.
 - E. Rules and Regs Review.
 - F. A Unit's stairwell ledger board tops are unsealed and collecting water. No action, upcoming deck inspections will address concerns.
 - G. SB 326 State required deck inspection Vendor bids/selection.
 - H. A Unit requests termite repairs and warped water heater door addressed.
 - I. A Unit reported a patio crack. Need to get a root mitigation bid.
 - J. Tree trimming.
 - K. Annual reports.
 - L. Security concerns with perimeter fencing disrepair of adjoining complexes. A car and a bike were stolen last week.
 - M. Duck mitigation at pool.
 - N. Board resignations and Executive Session immediately following General Meeting to discuss:
 - 1. Board personnel makeup
 - 2. Ongoing Prop Mgmt transition
- VII. NEW BUSINESS
 - A. Reserve Study Status.
 - B. Potential claim from unauthorized vehicle colliding with exit gate.
 - C. HOA Board flip phone for Owner contact & HOA business.
 - D. Auxiliary Door Survey, complex-wide, including Owner's Aux. doors and HOA Utility Closets.
 - E. (Late add) A Unit submitted an Architectural Control Committee request for patio fencing.
 - F. (Late add) Standing water: plumbing or creek leak at East perimeter of pool, PM will seek bids.
 - G. (Late add) Slab leak, emergency repairs underway
- VIII. CONFIRM DATE FOR NEXT MEETING
Thursday, June 23, 2022 @ 6PM

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