

HOA Board of Directors Meeting MINUTES
Apr 28, 2022 @ 6:03pm

I. CALL TO ORDER: 6:03 PM

II. ROLL CALL OF DIRECTORS: Four present: Vice Pres. (VP) Keith, Treasurer (TR) Pam, Secretary (S) Jorge, and Mbr at Large (ML) Claudia. Also present: 4 Owners at the start, followed by add'l 3 later. Board Guests: Prop. Mgmt. (PM): Laurel D. and Monica P. (@ 6:30pm) from Consensus Prop. Mgmt.

III. READING/APPROVAL OF LAST MEETING MINUTES:
S read minutes. Motion to approve by ML, 2nd by TR, Approved, 4-0.

IV. OPEN FORUM:

- A. Resident wanted clarification if they are on the agenda list for their termite repair request. VP mentioned she was Item M on the previous agenda and that her request is still being considered.
- B. Resident wanted clarification that all decks will be inspected. VP answered in the affirmative.
- C. Resident wanted to know how much the management company is charging. \$1,450/Mo. VP explained representative will share that information later in the meeting.

V. FINANCIAL / MISC. REPORT(S):

- A. The Monthly Financial Summary from MMM for the month of March was already reviewed at the April 9 meeting. No new report yet. VP offered hard copy, which one resident reviewed.
- B. PM gave onboarding report to Owners and answered questions.

VI. OLD BUSINESS:

- A. A Unit's deck waterproofing & flashing repairs and termite repair painting. Completed.
- B. A Unit's main north deck overhead 17 foot beam repair / replacement. Negotiations re: existing damage/negligence w/ Owner are ongoing. No new info / no action.
- C. A Unit's stair joist repair still needs corrective work. TR update: Arenas visited site w/ only TR and stated other Vendors were responsible and not him. Request PM to pull Invoice to check Scope of Work and pursue possible dispute status w/ Arenas Painting. Carry fwd.
- D. A Unit's termite repairs are completed, but final painting is now pending. Request PM to get bids. No action.
- E. Board election preparations. Request PM to perform review of progress to date and take action to ensure compliance with new Elections laws. No action.
- F. Rules and Regs Review. Ongoing, PM will assist, no action. Need to post Rev. 3 on web.
- G. Information Item: A Unit needed emergency slab leak repairs and restoration. Completed. Almost \$6k expense.
- H. Information Item: Board is monitoring an ongoing barking dog complaint. After two months of fines, nuisance has now ceased per Complainant. Complaint closed.
- I. Ivy overgrowth problem behind the Garages 38-56 Building. Completed.
- J. A Unit's stairwell ledger board tops are unsealed and collecting water. Defer to pending Deck Inspections. No action. Carry fwd.
- K. Board starting transition to Prop. Mgmt. Company. Completed.
- L. SB 326 State required deck inspection Vendor bids/selection. VP reported concerns about

- possible scam/fraud w/ previously approved Vendor and requested Board pursue other more credible bids w/ PM assistance. None opposed.
- M. A Unit requests termite repairs and warped water heater door addressed. Request PM to get bids. No action.
 - N. A Unit reported a patio crack. Need to get a root mitigation bid. Request PM to get bids. No action.
 - O. 2 Units reported Termite damage. Completed, but still need final painting. Request PM to get Bids. No action.
 - P. Tree trimming. Existing bid from "Total Landscape" for \$25k. Request PM to get add'l bids. No action.
 - Q. Annual reports. PM will assist Board in preparing required reports ASAP. Carry fwd.

VII. NEW BUSINESS:

- A. Security concerns with perimeter fencing disrepair of adjoining complexes. VP reported three different properties are involved on Louise Circle (our South and East perimeters). Also raised GG Municipal Code question about erection/maintenance of double walls spaced too close together to allow for access/eradication of nuisance issues such as ivy growth, trash/debris between walls, illegal dumping, storage (pallets/doors), unauthorized construction/bracing attached on OUR garage wall (rear of 12591 Louise), etc. VP will work with PM to pursue resolutions. Carry fwd.
- B. Overhead netting for pool to exclude ducks. Netting deemed too costly and inconvenient. Board will seek suggestions from PM for duck mitigation at pool. Carry fwd.
- C. (*Overlooked Agenda Item) Board will hold Executive Session immediately following General Meeting to discuss:
 - 1. Board personnel makeup
 - 2. PM onboarding finalizations (Contract & Banking executions)

VIII. SELECT DATE FOR NEXT MEETING: Tuesday, May 24, 2022 @ 6pm. *Future target meeting dates will be the third Thursday of each month.

Adjourn @ 7:09 PM

Executive adjournment @ 8:00 PM