

# DRAFT

---

## Board Meeting Minutes

June 19, 2014

### Called to Order:

The meeting was called to order at 5:00 PM. Board members present were John Foss, Bob Jones, Sally Metzger, Doug Massingill and Susie Nulty. Steve Kouri from Courtney and Courtney (C&C) was present.

### Executive Session

#### Approval of Prior Meeting Minutes:

The May 2014 meeting minutes were accepted/ratified as submitted.

**President's Report:** 1) The message to owners composed by Bob regarding the hail storm damage was sent out and John thanked Bob. 2) Sprinkler update: in past there were a number of remote timers installed so areas were not using the main timer. All zones now working from main timer and areas mapped by HT. Zone A is watered Monday, Wednesday & Friday. Zone B is watered Tuesday, Thursday and Saturday. Zones are currently set for 20 or 40 minutes and Bob will ask they be reduced to 15 and 30. The whole cycle takes about 11 hours. Some of the areas with new sod are getting more watering time. Installing more efficient sprinkler heads will be pursued. 3) The mowing is currently scheduled for Thursdays. 4) Some gutters and downspouts have been cleaned again due to the hail storm. 5) We are getting several bids for deck repairs. 6) Concrete: The 2 problem areas were discussed and vendor will be asked about possible resolution. 7) Lighting: Brownie is working on exterior light fixture repairs from hail damage. 8) The contract with Waste Management will be reviewed after requested copy has been received. 9) Board would like to get a cost proposal for work on area to south of front entry along the retaining wall that would include fencing and one new shrub with removal of others. The Board will then decide on how to proceed. 10) Susan Scott, John Foss, Sally Metzger and Becky from Mountain High met with the Fire Department regarding fire mitigation and available matching funds. John will send a message to owners regarding options.

**Treasurer's Report:** See attached report. Financial position is good. Several owners are not paying the dues increase and C&C will continue to correct those delinquencies.

### Committee Reports:

**Social** – The resident get-togethers at the pond will continue in June. June 13<sup>th</sup> was the first gathering and there was a great turnout and delicious food. These gatherings are scheduled for every other week during the summer.

**Landscape** – The area along the wall at #15 were discussed and a new option reviewed – see President's report. The sprinkler system also discussed in President's report. There are more than 40 zones and approximately 10-15 heads in each zone.

**Architectural Control Committee** – A deck extension, new door, windows and air conditioning unit requests have been received and approved. There is a new deck steps request coming in soon.

**Maintenance** – The HOA insurance company and adjusters are reviewing the hail damage. We should have more detailed information in about 3 weeks. It appears that there was extensive damage to roofs and some siding. The last of ongoing siding project has been completed with only some painting to be completed. Homeowners are encouraged to contact Steve at C&C if they see any damage from the hail storm. Street and parking area seal-coat is scheduled for mid-August and will be done over a 2-day period.

**Property Manger's Report:** The aged receivables were reviewed and letters have been sent to owners not paying increase. Other topics discussed during President's report.

### Old/New Business:

Topics covered during committee reports and other reports.

**Adjournment:** Meeting adjourned at 6:55pm. The next Board meeting will be on July 17, 2014 at 5pm, in unit #64.

Respectfully submitted,  
Susie Nulty