



# January Minutes

**January 11, 2023**

## **Attendance**

Call to order in person at 1:06 pm

Ken Royster, Michelle Wells, Joe Fennesy, Gary Chullino, and Alejandro Oyarzabal met in person

## **Minutes**

Last month's minutes were approved. Appendix I

## **Treasurer's Report**

1. 11 households have yet to pay annual fees
2. Treasurer's report approved

## **General Business**

1. ARC Variance Request
  - a. A resident requested variance to allow them to keep their trailer in their driveway. Board voted 5-0 to deny the variance. If a resident wishes to appeal a decision, they will be invited to attend the following board meeting to discuss their request.
2. Irrigation blow out service
  - a. The last couple years residents that requested irrigation blow out were not always contacted
  - b. Moving forward, HOA will set dates prior to the annual meeting. instead of having the irrigation company contact everyone again – people will sign up if they want to be included on the designated dates
3. Homeowners Survey
  - a. Gary provided relevant feedback to each committee
  - b. Board discussed responses submitted to board by committees
  - c. Gary will circulate survey results to HOA members
  - d. A majority of residents prefer SCOOP online however some do prefer paper copies
4. Directory
  - a. Alejandro and Joe will sync their list of unverified neighbors with contact information and confirm that everyone has been verified before distributing the new directory
  - b. Board agreed that as soon as we have a verified directory we should circulate the digital list to the HOA via email – even before printing a copy
5. Revamping Activities & Neighborhood Watch Committees

- a. Board discussed potentially moving SCOOP to Neighborhood Watch – and allowing that committee to focus on neighborhood communications
  - b. We still need a Neighborhood Watch chairperson
6. Committee Board Attendance
- a. Moving forward Gary will invite different Committee Chairpersons to attend Board Meetings to discuss how we can work together.
    - i. Feb: Activities
    - ii. March: Common Grounds
    - iii. April: Pool
    - iv. May: ARC

## **Committee Business**

- 1. Activities
  - a. They will need a new SCOOP Editor to take over after February
- 2. ARC
  - a. Joe has mailed out first newsletter and Covenant Assurance Policy (CAP), along with contact information
- 3. Pool
  - a. Last meeting we decided to increase the pool budget to buy new furniture. Joe proposed that we also consider a special assessment – \$50/household would raise \$5500
  - b. Alejandro will need to look at pricing to update furniture
  - c. Alejandro will start looking into pool phone contracts
- 4. Neighborhood watch
  - a. We need a new chair
- 5. Common Grounds
  - a. Reviewing bids for mowing/leaves

## **Board of Directors Handbook**

- 1. Proposed changes to language regarding Collecting Annual Assessment Policy & Procedure to combine language in two adjacent sections.
  - a. Original language:
    - i. “Assessment not paid by January 31st, may be assessed a late fine of one hundred dollars (\$100.00) per month. “
    - ii. “Assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days of the due date, a fine of one hundred dollars (\$100.00) per month may be imposed on the first day of each month thereafter until the assessment is paid in full, including any accrued fines.”
  - b. Proposed updated language
    - i. “Assessment not paid by December 31st shall be delinquent. If the assessment is not paid within thirty (30) days of the due date, a fine of one hundred dollars (\$100.00) per month may be imposed on the first day of each month thereafter until the assessment is paid in full, including any accrued fines. The Board may also promulgate rules stimulating fines and loss of privileges for late payments.”
- 2. Board approved and adopted the proposed language

## **Adjournment**

3:19 pm

## Appendix I

2022 December Meeting Minutes

[https://docs.google.com/document/d/1IEjpKKdQgpBbz7V-TIDeDS9h4ibNNWnp/edit?usp=share\\_link&ouid=110150989848571416325&rtpof=true&sd=true](https://docs.google.com/document/d/1IEjpKKdQgpBbz7V-TIDeDS9h4ibNNWnp/edit?usp=share_link&ouid=110150989848571416325&rtpof=true&sd=true)