



February Minutes

February 24, 2023

Attendance

Call to order in person at 10:23 am

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

Denise Hull was invited to report on the Activities Committee.

A resident was also present to appeal the CAP decision made last board meeting.

ARC Variance Appeal

1. Homeowner was present to request a variance from the CAP
2. Board discussed the situation with our neighbor and reaffirmed the original decision. The homeowner agreed to mitigate CAP violation.

Minutes

Last month's minutes were approved. Appendix I

Treasurer's Report

1. All households have paid their HOA dues
2. Treasurer's report approved

Activities Committee Report - Denise Hull

1. Draft of the SCOOP is ready and will be distributed physically and online
2. Easter Egg hunt has been scheduled and will be promoted in the SCOOP
3. Looking for household to host next Bunco
4. Need to update Activities Committee/Welcome committee obligations – replacing fruit basket with gift card
5. They are working on setting a date for the garage sale and coordinating with adjacent developments

General Business

1. Provided board with estimates of anticipated major expenses – Appendix II
2. Pool
 - a. Board ratified Olympic Pool contract for 2023 season

- b. Garys is working with Amy Lane on getting estimates to replace pool furniture
 - c. Visited Monticello's pool to review how they shade their pool
 - d. Board will go over options in the coming meetings
3. Lawn Bid
- a. We received three bids. Ken, the Board's Common Grounds Committee liaison, proposed we select Summit Lawn. Alejandro and Michelle voted with Ken. Joe voted for the AFM bid. Gary voted for the MD Lawn bid. Summit Lawn was selected.
4. Representation
- a. Board agreed to keep Kapke/Willerth on as legal representatives
 - b. Board agreed to allow James Towler to represent them in discussions with upcoming adjacent developments.
5. Directory update
- a. The directory is up to date. We received contact information from one new neighbor and are waiting on information from a second. Will send a basic spreadsheet copy to printers in the coming days. If any information is out of date – a link will be provided for all residents to always have access to the most current copy.
 - b. Board will continue discussing printing a more traditional style directory.
2. Common Grounds will be attending the March meeting on Mar 22

Committee Business

- 1. Activities
 - a. Listed above
- 2. ARC
 - a. Will circulate requests and updates as needed
- 3. Pool
 - a. Need to decide on furniture
 - b. Need to look into phone service
- 4. Neighborhood watch
 - a. We need a new chair
- 5. Common Grounds
 - a. Lawn contact approved above
 - b. Team is out of town but will be here for March meeting

Adjournment

12:24 pm