



Board Meeting Minutes

May 14, 2024

Call to Order: 6:00 pm

Board members present: Michelle Wells, Gary Chullino, Dennis Hensen, Creighton Miles, James Towler

Minutes: The minutes from the April meeting were approved.

Old Business

1. Retention Lot Sale: No serious inquiries have been received. Agreed to lower price to \$19,900.
2. Grinder Pump Main Line Transfer to City: Reviewed options and decided to notify the City that the effort to have them assume responsibility for the main line will be abandoned. Gary and Dennis will contact grinder pump owners to see if there's a consensus on a path forward.
3. Georgian Traffic Study: The City has approved the study, but it could be several weeks before it is conducted.

New Business

1. Treasurer's Report: Reviewed and approved the April report.
2. Annual Meeting: James to contact Delta Woods Middle School about availability in September. Board plans to invite City Council representatives Beto Lopez and Cynda Rader.
3. Pool Fence: Approved selection of Prestige Exterior Painting for \$1740 as the other two bids were substantially higher. Work to be completed by May 24.
4. CAP Revisions: Proposed changes were reviewed and approved. The primary purpose is to make it clear the Bylaws allow for fines to be doubled every ten days (up to \$1,000) and to place liens on properties if unpaid. In addition, references to the Developer/Declarant were removed and additional administrative corrections/clarifications were made.
5. ARC: Approved proposed repair and staining of wooden fence on lot 38.
6. Other: Creighton announced he is resigning effective after the June Board meeting.

Tabled Business

1. None

Adjournment: 7:04 pm

Next Meeting: June 11, 6:00 pm @ Creighton's