



June Minutes

June 6, 2023

Attendance

Call to order in person at 1:02 pm

Board members Ken Royster, Michelle Wells, Joe Fennesy, Gary Chullino, and Alejandro Oyarzabal met in person. Denise Hull, Activities Chairperson, was also in person.

Minutes

Last month's minutes were approved. Appendix I

Treasurer's Report

1. Majority of expenses for pool set up
2. We incurred 800 in water expenses between pool and irrigation

President's Report

1. Constable Trash Agreement approved unanimously
 - a. <https://docs.google.com/document/d/1SZSb70nBLNyqL7qOzesxJzQ-b2RoUial/edit?usp=sharing&oid=110150989848571416325&rtpof=true&sd=true>
2. Pool Opening
 - a. Gary and Larry powerwashed area before opening
 - b. New tables are popular
 - c. Residents are taking down the umbrella shade after use
 - d. Rubber mats have been added in bathrooms
 - e. Need to seal the limestone fence posts in the near future
3. Michelle will assist Lisa in managing pool key cards
4. The HOA has opened a credit card
5. Annual meeting
 - a. Will invite 2 members from the city council to speak
 - b. Two board seats will be up for election
 - c. Ahead of meeting Gary will send out email explaining board and committee roles and responsibilities

- d. Will host at pool and rent chairs, as we've done in past years
6. Directory updating
 - a. As changes occur we will circulate an updated PDF via email for residents to print
7. Gary has asked all Chairs to submit changes to their committee guidelines

Committee Business

1. Activities Committee
 - a. Kona truck parked outside of the pool on the last day of school. It appears to be success – approximately 30 kids attended
 - b. July 4 parade will not be planned
 - c. Working on the pool party
 - d. Burmesters moved into the neighborhood. HOA will circulate an updated Directory via email.
2. ARC
 - a. Updating guidelines to more clearly reflect that ongoing non compliance fees double, capping at \$1000
3. Common Grounds
 - a. Nothing to report
4. Pool
 - a. Pool season has begun.
 - b. Please contact Lisa or Michelle about key cards.
 - c. Please contact Gary or Lisa with suggestions or comments.
5. Neighborhood Watch
 - a. Needs chair

Old Business

1. Ken is going to have an attorney review the situation that was recently raised to the board

Board Handbook Updates

1. Board discussed, updated and approved language in the below sections
 - a. **Budget Development & Approval Procedure**
<https://docs.google.com/document/d/1xheKUTHmm-b3l59352iScyH9iLxU08SD/edit?usp=sharing&oid=110150989848571416325&rtpof=true&sd=true>
 - b. **Expenditure & Approval of Funds Procedure**
<https://docs.google.com/document/d/1lrwAjmXkaRHmhB-YzdxffP6B2SwjsxQH/edit?usp=sharing&oid=110150989848571416325&rtpof=true&sd=true>
 - c. **Contractual Procedures**
<https://docs.google.com/document/d/1z0ukAdkgF3YmvpU4fzyz6tyiwfJkXVtl/edit?usp=sharing&oid=110150989848571416325&rtpof=true&sd=true>

Adjournment

3:14 pm

Appendix I

2023 May Meeting Minutes

https://drive.google.com/file/d/1J50ORzC8DMJt466jX_jAs6ExnllqSFYc/view?usp=drive_link