

HOA BOD Proposed Agenda 8-10-23

Call to order – President Daphne Hofschulte, 5:39 pm

Secretary – Daphne, Carrie and Cara (members present for call)

Approve agenda – approved

Approve minutes from 2-9-23 (emailed to BOD) Motion to approve – Cara, 2nd – Carrie, vote 3-0, passes.

Updates on legal issues - Executive session if needed

General Updates:

Community garage sale 7-29-23 (revisit next spring to decide if we want to do again next year)

Cara – contact list update with new form? (I will send a reminder on the form, perhaps monthly until we get it completed)

Carrie – new owner welcome guide? (Will print and deliver to new units this month)

Balcony project 2690 – Finished and paid

Fence installation 2700D (see votes below) - moving forward, waiting to get on schedule.

Hale Insurance 2-13-23 to 2-13-24 - \$16,921 in installments (please post), Chris can post to website, when he is available.

Interior Excavation – asphalt projects – Devon hasn't heard back from contractor yet. Daphne will follow up with Devon or Interior Excavation.

Violations:

Discussion:

5-28-23 Complaint against 2665 C animal waste – no request for violation Decl 11.6

Motion – Cara, 2nd – Carrie Vote (3-0), passes

Cara will notify the unit resident of the violation.

6-27-23 2655C replacing sliding door handle and window – if replacements not the same as original, apply to the BOD for an exception – no request received.

7-15-23 2665A new owner needed access to 2665D to re-connect water

President authorized plumber Jerry Ballek to do it – no bill received to date

7-29-23 2675D Can air conditioners extend beyond windows if behind privacy fence?

Reference Decl 11.8 – informal advice to look into free-standing units

Motion to deny this exception – Cara, 2nd – Carrie, vote (3-0), passes

8-1-23 Attic access to replace fan with larger version 2675B

Contractor says owners do have access through panel in hall bathroom

8/10/23 Follow up with 2700 C to clean up their outdoor area

Electronic votes/notices since the last BOD meeting:

5-16-23 2-year contract with Mulcare for summer lawn care

move Cara Eckman, 2nd Chris Lancaster, passed 3-0 (2 not voting)

5-30-23 2700D fence to meet 2690D, height to match 2700A

move Cara Eckman, 2nd Chris Lancaster, passed 3-0 (2 not voting)

5-31-23 2700 fence to meet 2690D, height to match 2690D

move Chris Lancaster, 2nd Carrie plant, passed 3-1 (1 not voting)

7-3-23 approve community-wide garage sale without homeowner cookout,
including exception to the Rule against garage sales.

Move Chris Lancaster, 2nd Devon, passed 4-0 (1 not voting)

7-29-23 Certified letter to Locklear's regarding past dues

Move Carrie Plant, 2nd Cara Eckman, passed 4-0 (1 not voting)

Adjournment: 6:10 pm

Attachments:

3-1-23 HOA BOD unapproved minutes 2-9-23

3-24-23 Balcony contract (signed by contractor)

5-16-23 2-year lawn care contract with Mulcare

8-1-23 Certified letter to Locklear's