

## Board Meeting Minutes

<b>Day/Date/Time:</b>	Saturday/December 14, 2019/9:00 AM
<b>Location:</b>	Ted's House
<b>Attendees:</b>	Ted Foley, Stephanie Neurer, Joe Luciani, Judi Cadle, Cassie Tompkins (CM Pro Services)
<b>Excused:</b>	Colleen Mawby,
<b>Members Present (#):</b>	
<b>Called to Order:</b>	9:01 AM
<b>Called to Close:</b>	9:57 AM
<b>Duration:</b>	57 minutes
<b>Minutes Prepared By:</b>	Stephanie Neurer, Secretary
<b>Minutes Approved:</b>	

### Agenda

Meeting minutes are approved for November – Approved 4-0

### Recurring Business:

1. Design Review(s)
2. Review Compliance Issues
3. Management Report
4. Survey Results
5. Waiver of Audit
6. Light Poles
7. Reserve Study
8. Logging
9. Flooding (on hold)
10. Gate Updates (on hold)

### New Business:

1. Welcome Baskets
2. Board Meetings going to Quarterly

### Recurring Business:

1. **Design Review(s)**  
Exterior changes/modifications must go through the Design Review process
  - DRC Guidelines (as stated in CCRs) currently do not exist
2. **Review Compliance Issues**  
Issues with compliance notices, concerns from homeowners and special circumstances to discuss
3. **Management Report**  
Cassie provides Management Report prior to each monthly meeting for discussion/approval
  - November – Approved 4-0
4. **Survey Results**  
Discuss survey results and how they will be shared and used
  - Steph to draft Rules & Regs document
5. **Waiver of audit**

- Did not pass quorum – audit required
- Cassie scheduling with Newman & Associates

#### **6. Light Poles**

- Meridian Electric installed new ballasts and LED bulbs on all street lights
  - Fixed 3 lights for free
  - 10 year warranty on work
  - They are dimmer, but white and will last longer
- Cassie to research TPU rebates

#### **7. Reserve Study**

- Concerned about seal coating
  - Looker said streets look good for now
  - Ted & Joe are going to fix cracks with seal kit from Home Depot

#### **8. Logging – Wetland trees**

- Ted to resend pictures to Cassie

#### **9. Flooding (on hold)**

**BOARD PREVIOUSLY APPROVED:** Get DrainPro into the community ASAP the next time we get a heavy rain so they can research the flooding on 33<sup>rd</sup>

- Judi will let Cassie know next time the street is flooded

#### **10. Gate Updates (on hold)**

Guardian to improve back gate with fencing/pedestrian gate and remove large rocks used to eliminate cars from driving around the side gate(s).

- LVE going to pay for another or larger rock on each side of back gate so cars cannot get through.

#### **New Business:**

##### **1. Welcome Baskets**

##### **2. Board Meetings going to Quarterly**

- January 11, 2020 at 9:00 AM
- March 14, 2020 at 9:00 AM
- May 9, 2020 at 9:00 AM
  - Annual Meeting at 2:00 PM