

Board of Directors Regular Session Meeting Minutes
July 23rd, 2014
6 PM – Meeting Room

- I. Preliminary
- a. The Meeting was called to Order by President, Bernida Childers at 6:00 pm
 - b. Roll Call by Secretary, Red Straub. Quorum established.
 - i. Directors Present: Ms. Childers, Mr. Ogden, Mr. Straub, Ms. Hauge, and Ms. McConnell.
 - ii. Others Present:
 - Staff: Paul Schorno, General Manager, Debbie Cha, Assistant to the General Manager.
 - Residents: Jackie Ballas, Diane Spence, Linda Rockett, Sandra Archer, and Sherry Firehock.
 - iii. Members present: Gordon Wolfe, Chair of the Neighborhood Watch Committee and Pam Ashby, Chair of the Pool Committee.
 - c. Members Forum
 - i. Linda Rockett of 6935 Vera Cruz Court expressed concern for dead branches from a large tree that may not be standing on Association property. Staff will address the issue with a view to pruning the hazardous branches which extend over onto Association property.
 - ii. Sherry Firehock of 6911 Vera Cruz Court lodged complaints against Association staff and especially the manager for not responding in a courteous and timely manner among other communication or interaction shortcomings while her home was being remodeled. She also reminded the Board of the damage caused to the vehicle of her contractor from a fallen tree limb. In addition, she advised that her garage door is warped and the garage floor is cracked.
 - iii. Sandra Archer of 6922 Vera Cruz Court addressed her concerns about “dying” lawns noting that while grass is green at other properties, the lawn around her home is yellow and dying. Ms. Archer also noted the serious fire hazard because of the dead leaves, branches and trees at the rear of her home and along the creek bed. Finally, she added that the maples near her home are not getting enough water. Ms. Childers responded that Mr. Schorno will check on these items.
- II. Consent Calendar:
- a. For Landscape Application 1604 – 6935 Vera Cruz Court. Remove this application from the consent calendar and move to New Business.
 - b. For Landscape Application 1605 – 6800 Madrea Court. Approve the planting of an Edgeworthia Chrysantha Nanjing Gold (Paperbush).

Motion #1 by Mr. Straub to move Consent Item a to New Business for further discussion and approve as submitted, the approval of the other Item (b) on the Consent Calendar. The Motion was Seconded by Ms. Hauge and carried unanimously.

III Minutes

- a. Minutes of June 25, 2014

Motion #2 by Mr. Straub to approve the June 25, 2014 Regular Session Board Minutes as submitted. The Motion was seconded by Ms. McConnell and approved unanimously.

- b. Committee Minutes for review only. The following Committee meeting minutes were reviewed by the Board of Directors.
- i. Landscape Committee – July 15, 2014. No Comments.
 - ii. Finance & Insurance – July 16, 2014. No Comments.

IV Financials / Reports

- a. Treasurer, Naomi Hauge briefly reviewed the monthly financials ending June 30, 2014. She indicated that Legal Fees was again overspent and noted that the most recent invoice from our attorney is included at the end of the Board packet. With regard to Late List Account #265 and in response to Mr. Ogden's inquiry, Mr. Schorno advised that there is no small claims court date set at this time.
- b. General Manager's Report – The Board reviewed the items in this report. The Board members were reminded that the weekly budget formulation sessions begin next Wednesday.
- c. Work Order Report – In reviewing the report, Mr. Straub advised that the totals should be rechecked as they do not add up.

V Old Business

- a. ACC Application #3670 - Red Door at 6924 Monticello – This item remained tabled until the ACC reviews and forwards a range of colors for the Board to approve.

VI New Business

- a. Homeowner Grievance – 6911 Vera Cruz (Sherry Firehock)– Further to the comments made during Member's Forum, the homeowner stipulated that the HOA simply did not return her calls and during her telephone call to Mr. Schorno, he hung up on her. Ms. Firehock added that HOA should be responsible for the damages to her contractor's vehicle or expect a claim from Small Claims Court.
- b. Annual Flat Roof Maintenance Schedule

Motion #3 by Paul Ogden to approve the 2014 Flat Roof Maintenance proposal as submitted by Summit Roofing Company and recommended by the F&I Committee at an estimated cost of \$2,465 (29 roofs at \$85 per roof) to be funded by Flat Roof Reserves. The Motion was seconded by Mr. Straub and carried unanimously.

- c. RV Gate/Fence Proposals - Mr. Ogden complimented this report.

Motion #4 by Mr. Ogden to approve the S& S Fence proposal to replace the gates and section of fence at the Maintenance Yard and RV Lot which are in disrepair and where a new exit gate is proposed, at a cost of \$3,500 to be billed to Fencing and RV Lot Reserves as recommended by the F&I Committee. The Motion was seconded by Mr. Straub and carried unanimously.

d. Lien Recordation: Account #69

Motion #5 by Ms. Hauge to approve the recordation of a lien against Account #69. The Motion was seconded by Mr. Straub and carried unanimously.

e. Application of Intent to Rent

After three motions without seconds, Ms. Hauge moved (Motion #5) to approve Intent to Rent Applications including 2014-03, 2014-04, 2014-05 with the stipulation that in the event of a hardship, an applicant with no available vacancy date within the next 60 days may be withdrawn from the list with 30 day notice from the HOA. The Motion was seconded by Ms. McConnell and carried unanimously.

Motion #6 by Mr. Straub to deny Intent to Rent application 2014-06 because there is no date of vacancy indicated on the application. The Motion was seconded by Ms. McConnell and carried unanimously.

- f. Landscape Application 1604 (from the Consent Calendar) – 6935 Vera Cruz Court
- i. A discussion was held concerning the application and particularly the placement of statuary and a bird bath on the common area in violation of the rules.

Motion #7 by Mr. Straub to table the application and request the Landscape Committee to revisit this guideline and return to the Board a recommendation regarding this issue. The Motion was seconded by Ms. McConnell and carried unanimously.

With no further business to come before the Board, the meeting adjourned without objection at 7:00pm

Red Straub, Secretary

Date of Approval

Bernida Childers, Board President

Date of Approval