

Meeting Info

Topic:	Board of Directors Check-in Meeting
Date:	07-08-2020
Time:	6:30pm
Location:	Zoom Video
Minutes By:	Jackie Hoffmann

Participants

	BOARD:		OTHER ATTENDEES:
x	Ted Frederick	X	Chris Vasilas
x	Jackie Hoffmann		
x	Chris Mathers		
x	Vivian Pemberton		
x	Rich Warren		

Opening

Call to order	Quorum present, meeting called to order 6:34pm
Approve or amend minutes from 06-17-2020 board meeting	MOTION to accept minutes; seconded & passed unanimously.

Finance

2 nd half 2020 dues mailing and Finance update – Chris V	Chris V will provide how many people paid \$92.50 before receiving the half year billing notice. Those people need to be contacted to confirm if they want the extra \$22.50 to go into replenishment fund or if they want it refunded.
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General

Suggestions on legal resources – Chris M	Chris reviewed several attorneys specializing in HOA issues for possible future use, if needed. Sent recommendation to board on Carpenter Hazelwood. We will tentatively have them present at the August board meeting.
A formal motion is needed to create office of Compliance Director & Community Ombudsman, with Marty Mogalian filling the position	MOTION to adopt as stated; seconded & passed unanimously

Committee Updates – Formation, Needs, 1st meeting schedules, etc

Finance - Rich	Table the Finance committee until we have the rest of the committees defined, which may then drive more need for some expenditures
Architectural - Chris	3 homeowners + Rich + Chris Chris has a copy of the color palette. We need to come up with a template for architectural requests.
Nominating - Jackie	2 homeowners + Jackie This committee could wait to become more active until August
Social - Jackie	7 homeowners + Jackie Set up introductory meeting in near future, mostly just to touch base. Actual activities can wait until a better time based on Covid. Briefly discussed possibility of blood drive.
Landscape - Ted	Identified majority of people who previously participated, sufficient number for committee Ted will set up date next week for 1 st meeting
Miscellaneous	Ted offered his Zoom account for anyone who needs to use for committee meetings. Set up introductory meetings by end of July.

Website

Status of website redevelopment - Vivian	<p>Vivian is coming up on time to renew/register the domain. She'd prefer to put it in HOA name (rather than an individual's name); there will be a nominal fee.</p> <p>We need an email name to set up a Paypal or some type of payment account.</p> <p>Asked Marty Mogalian to write Welcome to Country Trace on landing page, he accepted.</p> <p>Richard Morell & Cameron Davis have agreed to contribute photography to website.</p> <p>Asked Polly Chapman to feature a neighbor once a month, has not heard back yet.</p> <p>Website has the Under Construction page up now, with board contact info.</p>
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Landscape

Common corner deferred maintenance update – Ted	<p>Ted & Rich met electrician today, visited 3 common corners, Kings & 66th is in worst shape. Some of the pedestals are buried within oleanders which will need to be trimmed back for access. Minimum \$2K in electrical work at each corner x 7, minimum \$14K work (most likely closer to \$20K when factoring in other electrical work that is on the deferred list).</p> <p>This is 2nd bid & Ted will coordinate at least 2 other bids.</p>
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Miscellaneous

Delinquents plan ideas – board open discussion	Lien automatically goes against property, but it's implied. May be wise to formally send this info to homeowner so they are aware & might be more proactive to resolve past due balance.
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Homeowner Issues/Requests

Carry forward from 06/17/20 mtg: Ted received request today just prior to this meeting from homeowner (6734 E Aire Libre, Lot 21) who wants to add carport. Ted asked homeowner to email renderings of what they want to do, including colors, & board will review.	Chris is working with homeowner.
07/08/2020 email from Shasta Perez @ SPRI, requesting solar architectural form for 16216 N 67 th St (Farrell residence)	Chris will get back to Shasta & either send a form (which we need to create or find an industry template) or ask SPRI to provide their proposal.

Items Tabled for Future Discussion

N/A

Closing

Next meeting	Scheduled below
Meeting end	Adjourned 7:30pm

Next Meeting

Topic:	Monthly Board Meeting
Date:	Tues 07-28-2020 (last Tuesday of the month)
Time:	6:00pm
Place:	Zoom