

Meeting Info

Topic:	Monthly Board Meeting
Date:	2/23/2021
Time:	6:30pm
Location:	Zoom
Minutes By:	Mary Johnson

Participants

	BOARD:		OTHER ATTENDEES:
x	Ted Frederick		Chris Vasilas
x	Mary Johnson		
x	Antonio Moore		
x	Vivian Pemberton		
x	Rich Warren		

Opening

Call to order	Quorum present, called to order at 6:32pm
Approve or amend minutes from last meeting on [2/3/21]	MOTION to approve minutes; seconded & passed unanimously

Agenda

<ul style="list-style-type: none"> Property Management HOA members access to meetings 	<p>Property management- tabled for now. Revisit in March meeting</p> <p>Invite HOA members to attend HOA meetings. Will allow first 20 minutes for HOA members, close back 40 minutes.</p>
Landscape Issues	<p>Rich spoke with Wally. Wally is currently coming every 2 weeks. He does trim palms and oleanders if within reach. He has not used fertilizer and does not advise to do so on orange trees. If he were to change drip heads and dig all out, it would be a large and expensive project. We want Wally to provide quote for replacement of sour orange trees. Approx 13-15 trees would need to be replaced. Rich called nurseries and found one for \$150/5 ft tree (Whitfill). Estimate total of \$200/tree. Maybe wholesale pricing with landscaper?</p> <p>Backflow testing plan has been approved.</p>

Electrical	3 pedestals need to be replaced. We have a contact, Breezy, at APS to assist.
Other	We still want to get quote for other landscapers, but need to determine pricing from Wally first and sour orange tree replacement. Trees potentially last 40-50 years. Do we want to replace all? Landscape committee to review later with full design proposals.

Finance Report

Reserve Fund	Discussed establishing a reserve fund. Board agrees it would be good to have one, however we need to take care of the deferred maintenance first. Discussed where to place- some growing interest would be good. Board unanimously approved.
Process for delinquent accounts	Utilizing process server approved. Board unanimously approved.
Increase for Chris V	Discussion of increasing Chris’s monthly fees from \$500 to \$600. Board unanimously approved. Vivian to send high level overview of Chris’s responsibilities for better insight.

Committee Briefings – Architecture

Establish process for fines and violations	Clarify CCRs, fines and create process for violations. Develop categories of fine assessment and appeals process. Identify homes with most violations and start there. Need to be proactive with letters and notices to ensure process is followed.
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Homeowner Issues/Requests

How to replace lights?	TBD
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Items Tabled for Future Discussion

Management company Reserve fund

Closing

Next meeting	3/30/2021
Meeting end	Adjourned 8:00pm

Next Meeting

Topic:	AGENDA TBD
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Time:	6:30pm
Place:	Zoom

