



MEETING INFO

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	10/3/22
TIME:	6:30 pm
LOCATION:	Zoom
MINUTES BY:	Richard Morrell, Secretary

PARTICIPANTS

BOARD:	OTHER ATTENDEES:
Aaron Mueller, President Paul Sheridan, Vice President Rich Warren, Treasurer Richard Morrell, Secretary Adam Jaffe, Director at Large	No other homeowners present.

OPENING

Call to order by Aaron Mueller	6:32 pm
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SECRETARY'S REPORT (Ratify minutes from prior meetings)

Motion by Aaron Mueller to approve August 22, 2022 board meeting minutes. Seconded by Rich Warren.	Passed Unanimously
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MOTIONS

1	Rich mentioned that we need to replace 9 dead Sour Orange Trees. Rich requested that the Board approve a budget of up to \$4,000.00 for the execution of this project.	Passed Unanimously
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MOTIONS

	Motion was placed by Rich, second by Paul.	
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GENERAL DISCUSSIONS

1	<p>Aaron added footer to website to capture emails (bottom of every page). Rich suggested that field "LOT" not be required. Also discussion to remove wording "semi-annual" prior to newsletter newsletter.</p> <ul style="list-style-type: none"> ✓ Aaron action to make 'LOT' field not required ✓ Aaron action to delete 'semi-annual' before newsletter <p>Email is now a paid version set up by Aaron in order to better meet the needs to communicate with our community.</p>
2	<p>Paul discussed our HOA insurance. To double the wall coverage would double our fees for that category.</p> <ul style="list-style-type: none"> ✓ Paul action to request a copy of the policy. ✓ Paul action to get a quote to double the coverage on the corners from \$20K to \$40K (estimate around additional \$342 / year) ✓ Aaron action to remove the insurance cert from the website
3	<p>Light Fixture Lens Discussion:</p> <p>It was suggested that we keep 1 or 2 of the first order for backup that may be needed by the association.</p> <p>Aaron said he can create an Order Form on the website for homeowners to purchase a White Lens for their home. Discussed considering all costs for the lens, bulb, trailer to pick-up lenses, credit card fees, and taxes. Estimating we should ask \$100-\$110 total per lens.</p> <p>Also discussed offering a paint option for the light fixture itself. It was decided to hold off on that option for now. Aaron will set a deadline for placing orders (perhaps by November).</p> <p>We discussed saving some of the bulb boxes and the receipt for them for any warranty issues that may arise.</p> <p>Aaron asked for suggestions for installers for the lens. Rich stated he would ask Bob Steel. Possible installers will be listed on the website with their contact info if homeowners are not able to install themselves.</p>



GENERAL DISCUSSIONS

	<p>✓ Aaron action to create order form on the website. Send out email blast, post of Facebook and put info on website homepage.</p>
4	<p>Social Committee Activity:</p> <p>Richard reported that the Social Committee meeting needed to be rescheduled due to conflict of schedules for several committee members. This meeting is being rescheduled for the first part of November.</p> <p>Adam suggested that perhaps the committee consider a Community Yard Sale as he witnessed in his recent visit to San Diego. Richard states he will address that option with the committee.</p>
5	<p>Rich mentioned that we need our Nominating Committee to be active in recruiting potential board members to run for next year. Richard and Adam to write an article for that purpose that can be sent out in an email blast and put in the next newsletter. Positions up for reelection next year are Rich and Paul (Talk to Ted to confirm).</p> <p>✓ Richard / Adam to send email text to Aaron for email blast recruiting nominees. ✓ Need to decide date for the Annual Board meeting, tentatively Jan 23rd / 24th 2023.</p>
6	<p>Aaron asked for topics for our upcoming newsletter / assessment letter. Topics of consideration were:</p> <ul style="list-style-type: none">• Installation options for the new lens for homeowners• Backyard lighting guidelines• Outside wall appearance• Date of annual meeting• Raise annual dues? Explain why• Assessment letter for homeowners (by Tanya)• Board positions• Website Email Sign-up reminder

LANDSCAPE REPORT

1	<p>Rich reported some maintenance that needed to be performed on the corners involving the replacement of some irrigation timers, valves, electrical breakers and light sockets.</p>
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LANDSCAPE REPORT

2	Paul mentioned that he had received information from an arborist concerning the maintenance of our Sour Orange Trees. Recommended we consult with a specialist regarding the maintenance going forward.
3	Rich has quotes from 3 other landscape companies. ✓ Rich to send quotes to board members
4	

ARCHITECTURAL COMMITTEE

1	Committee still planning on meeting to brainstorm ideas on the approved paint colors for homes.
2	

TREASURES REPORT

1	Rich reported the following account balances: Checking: \$35,584 Savings: \$19,942
2	

CLOSING

Next Meeting	Monday, October 17, 2022, 6:30 pm via ZOOM Monday, November 14, 2022, 6:30 pm via ZOOM
Adjourned	8:23 pm