Meeting Info

Topic:	Regular Board Meeting
Date:	DECEMBER 6, 2021
Time:	6:30 PM
Location:	Zoom
Minutes By:	Ted Frederick

Participants

BOARD:	OTHER ATTENDEES:
Ted Frederick Rich Warren Richard Morrell Adam Jaffee	Dale Johnson – briefly connected and left

Opening

Call to order	Called to order at 6:39

Ratify minutes from prior meetings

Ted to have minutes to approve by next meeting	

Discussion of Electrical Pedestal Project

Three pedestal installation project complete. There will be incremental additional spend for landscape and gravel installation for removed oleander. Highlands electric to provide bid for work at Grandview and 68th needing trenching on the outside of the wall to run conduit for landscape lighting Motion to allocate $500 for the scoping proposed by Rich Warren, seconded by Adam Jaffee	Passed unanimously

66th & Aire Libre 'Model Home' easement

Discussed challenges with deed/easement restriction on the property due to original builder additions of lighting. Current owner has maintained lights near easement and changed lenses, electrical and paint color on interior walls which is creating an issue on maintenance and long-term responsibility. The board will work with the homeowner to remedy the inconsistencies. There is no intentional violation and no disciplinary action will be pursued.

Update on back office systems/services

Website – Board needs to hire outside support for website transition. Planned November cutover is now targeted for end of January.

Holiday Lighting

• Board motioned to table holiday lighting for this year in an effort to curb spend.

Financials

• There are a few unreconciled A/P elements including the beehive mitigation billing, SVH landscape and a handful of transitional A/R elements with Luken Accountants.

Closed Session – 7:58 discuss violations and past due members.

Closing

Next meeting	Deecember 20, 2021 @ 6:30p via Zoom
Adjourned	8:27