

September 1, 2022, 7:23 start of meeting

Board members in attendance as follows:

Anna, Maria, Dani, Cody –Julie added at 7:50, Mabel added at 8:08.

Maria motioned to approve August's meeting minutes, with the correct new law firm to be added/confirmed.

Anna seconded the motion. All in voted favor.

Agenda – Maria motioned, and Dani seconded. All voted in favor.

Discussed the financial reports, continuing to pay high legal fees but also getting the past dues under control. Maria motioned to continue the legal follow up on the past dues, Anna seconded, and all voted I favor. Julie added that we are brining in more than we are paying out, so worth the investment.

Maria motioned to move \$5000 into the sinking fund, same bank different account. Cody seconded, and all voted in favor. This added to the agenda.

Maria has not ordered checks or arranged for autopay, but we are still dodging the discrepancy of the legal name of the community.

We need to find replacement for Sylvia as she has resigned effective end of 2022.

Maria asked about where to find letterhead for community, will work through using an old word file or pdf, again the community's name challenge.

Architectural Control –Jack not present and will wait to hear from him next month. This walk through will occur in November.

Cody to put together the meeting meet up requests for the rest of the year. Next month our meeting is October 1<sup>st</sup> on a Saturday in the park. Everything related to the monthly meetings should be set now, per Cody and Maria will move them over to the website. Julie is to provide signs (per Dani) and Dani will provide drinks. Maria will send an email to announce to community. Julie agreed.

Maria to investigate repairing the playground equipment at the basketball court and the slide at the playground. Cody is going to get price to remove or sandblast and repair. Three estimates required. This to include the car face on the slide at the playground.

Tree company asking about removing the remainder of the stumps. For the 10 of them remaining, Maria is thinking of using Omar. Julie stated that we are \$7,000 over budget for repairs and maintenance, Maria acknowledged and will monitor and spread out the remaining expenses more. Maria to get three estimates. Julie stated they did a fantastic job on the pine tree behind her house. Well spent money in being proactive with the trees.

Maria spoke with Seth across the street from her, there was formally a fence there and foot traffic crosses his yard in lieu of using the steps. This is at 1420 Admiral, the house with the gargoyles.

Maria is getting calls from Jack regarding the tarps (shade structures) people are putting up in their back yards, inside their privacy fence. Julie mentioned that we need to look at our bylaws to see if this is allowed.

Maria stated that the county came and cleaned out the stormwater manholes. We need to put up wire across that drain immediately. Dani voiced concern about using Omar and just spending the \$500 per board members. Maria motioned that we pay Omar \$150 to fix this. Anna seconded and all members present voted yes.

Maria went to court and Dawson didn't show. County put a warrant out for his arrest. Maria sent an email to the mortgage company, that mortgage company is just the facilitator, there is a credit union involved. The credit union received written notification from county and received Maria's letter and two representatives called Maria. They were very apologetic and asked for 30 days to get a roof put on. Cody voiced concern that a roof be put on with the condition the house is in and the rats, etc. Dani stated that county won't give permission to/ grant a permit to re-roof the house. If they reroof without permit, we have recourse.

We need to pursue the public nuisance petition within the 30 days that Maria granted the credit union.

Maria sees a positive move forward with these people from the credit union. Hoping to rebuild and not have to demolish.

Several companies interested in taking over our landscaping services. We can entertain those between now and the annual meeting.

Julie will get the trash company bids. Cody provided the name of the company Cardinal – reliable and will provide cans.

Meeting adjourned at 8:20pm.