



Monthly Board Meeting

DATE: October 13, 2020

LOCATION: 1448 Monterey Drive

MEMBERS PRESENT: Mary Hackett, Susan McCormick, Steve Ward, Stacy Seapy, Pat Abell and Jan Sprinkle

MEMBERS ABSENT: Deb Kelsey

GUESTS PRESENT: None

CALL TO ORDER: 6:35 p.m.

FINANCE SECRETARY: All the invoices for Q2 are distributed – responses have been good and most people are paying; invoice reminders are very helpful.

Steve emailed a spreadsheet of the payment status ahead of the meeting. The top 2 listed need to be firmly addressed. The next group have not paid yet for this year. At the end of the month, Steve will send an email to those who used to be faithful payers and a written warning letter to the chronic nonpayers on this list. Last ones in the trouble list, paid something, but not 100% and seem to consider that because they paid something, they're good. Many on the lists are chronic nonpayers.

Susie asked if we had sent certified letters to any of them, Steve responded that only the top two need a firm response, the others he feels can continue to receive a softer approach.

TREASURER: Susie shared the treasurer's report via email ahead of meeting. She will be transferring the budgeted \$2,750 (+ the amount needed to meet our goal of 33% of operating budget set aside in savings as a reserve) from checking to savings.

Susie shared the 1120-H (US Income Tax Return for Homeowner's Associations) and it was zeroed out – she passed the completed form around for the board members' review. There's a slight difference in what was listed in the annual report because of the ins and outs with when the cash flowed.

Susie reported that Stacy, Mary and she went to Bank of America today to add Stacy as a signer and remove Pat to finalize the transition.

SECRETARY: Stacy discussed whether we should provide a way for people to contact each other, either through the website or a list of addresses. Steve suggested we could provide a directory with people's names and addresses. The conclusion is we can wait until we start receiving questions and create a list if needed.

Stacy brought up finding a new space for the file cabinet and related files, Susie suggested bringing a few folders to each monthly meeting and figuring out what we can keep and get rid of to start reducing the amount.

COMMON AREA:

(Steve emailed ahead of meeting)

Proposal to improve common area C – behind Four Seasons Sign

The planted area around the Four Seasons Sign is worn out and unattractive. The common area behind the sign is a neglected wasteland suffering from erosion. This proposal suggests ways to improve the look of our trademark sign and give new use to the common area.

Four Seasons Sign & Plantings

- Sign posts are weather-worn and cracked. Either replace the posts or seal/repaint the existing posts and make sure sign is firmly fixed to the posts.
- After the forsythias bloom next spring, cut back all bushes to 1-2 foot in height so they grow back more naturally and are kept smaller and easier to maintain. Remove dead or unattractive bushes.
- Plant a variety of drought tolerant perennials that don't require maintenance and come back every year. Select a variety to bloom from Spring through Fall.
- Reduce cost by having Algieri prepare the plant beds by removing unwanted plants and preparing soil, and planting new replacement plants – instead of having a nursery do it.
- FYI there are six plant beds around the sign measuring 12(3), 21, 30, and 51 feet in length.

Off-leash Dog Park

- Jan Sprinkle came up with this idea to make the common area useful again during our first walk through of this area.
- Need to survey dog owners to make sure they would use an enclosed area for dog play/exercise.
- Ideal location as one of the dog bag garbage cans is located right behind the Sign. Enclosure could measure 92 x 105 feet or more.
- Simple hogwire fence would reduce costs and provide transparency.
- Enclosure would leave room for maintenance vehicle access and walking paths.

Maintenance vehicle access

- Looking at the area from Four Seasons Drive, the left-hand side has been used by Monterey residents for maintenance access to backyards for years. The vehicle path is badly eroded, but the access is a necessity for homeowners.
- Cover the eroded driveway with wood chips from upcoming Grind jobs in October. This is a stop-gap measure that will help with erosion. Long-term we should look into some kind of hardscape to prevent further erosion damage.

(Discussion during meeting)

Dog Park Discussion:

Mary was concerned about people cleaning up after their dogs. Steve suggested that if the dog poop becomes a problem (will have a can right there) then we get rid of the dog park.

Need insurance if someone gets bitten in the dog park? Mary will talk to insurance. Susie suggested posting rules could help.

Parking issues? Steve believes people would walk.

Steve suggested the biggest thing was whether people with dogs would actually use it?

Jan is going to call Westgate to see how it went when they opened a dog park.

ARCHITECTURE (SENT VIA EMAIL):

Deb shared via email that there are quite a few people who have not responded to letters sent to them four years ago and listed several examples. There is concern that this is affecting property values and requires a lot of time and work for Deb (especially as one person). She wondered if there is a better way to handle architecture violations.

During the meeting: Steve suggested that as the board, we take a few of Deb's big offenders off her plate and send a letter explaining that if their violations are not resolved by XX date then the board will hire a contractor to fix the issue and bill the homeowner.

PRESIDENT REPORT:

- a. Editing FSPHA website
 - a. Letters are signed by previous president and Mary will review the website and let Stacy know what changes are needed
- b. Wellses
 - a. Mary is going to review what is needed to go to court. Can't cut cable, but have cut trash pickup, so there's limited other action we can take. Sent them a payment plan, but there was no action.
 - b. Will include language that they must talk to the board through the lawyer.

OLD BUSINESS:

- a. Security Company?

Got one 6.6k/year bid (one drive thru anytime, from noon – 4pm and as many as 3 drive throughs between 8pm-4pm). Not sure whether it is a waste of money as it would be so infrequent and not much of a deterrent. Jan suggested that even the fact that they drive by sometimes might be enough of a threat.

Steve suggested that we should go ahead and hire this company to ensure we're compliant with bylaws – we have the money and can at least fund it for a year. But a next step is needed to amend to budget or take it from somewhere, maybe common areas.

Steve made a motion that we move forward to hire the security company for at least the rest of the fiscal year. Susie seconded, and it was unanimous that if the security company will sign a contract through the end of the fiscal year, to move forward.

Susie says we should include in the announcement about the security company that next fiscal year we will be revisiting the comcast contract. Steve suggested that we could list exactly how each item would affect individual dues and separate out each item (comcast, security company, trash collection) people are voting on instead of lumping together – and have the language be final/eliminate the items as benefits, instead of the previously proposed adjustment of changing "must" to "may" as eliminating it clarifies expectations for homeowners going forward.

In order to remove/change bylaws we would need at least 100 people to vote and 75% of votes to pass.

- b. Dodo email address

Disable it. It is not needed. Mary will reach out to Mary Burns who can shut it down.

NEW BUSINESS:

- a. Light at Lake Forest Lane Rio Rd. cul-de-sac (Petrina Ray's suggestion)

Wanting to add solar lights to line the path. Mary is concerned they might be stolen or vandalized. They are as cheap as \$6 a piece. Something we should do. Jan will find some sort of solar light that we can install.

b. Incidents at Lake Forest Drive Padaroff cul-de-sac

Mary shared information regarding the incident that was inappropriate. Discussion followed regarding whether a security company would help. If a security company sees anything, then they would call the cops.

c. New residents of 1525 Lake Forest Drive

d. Beautification of Common Area behind Four Seasons sign

Timeline: early next year. There's 10k+ in the budget for the common areas. And previously all the money was spent on trees, but no actual improvements – this year we would like to focus on creating some actual improvements instead of maintenance only.

ADJOURN: 8:05 p.m.

NEXT MEETING: Wednesday, November 11, 2020 at 6:30 at 1448 Monterey Drive