

Date: May 16, 2022

Location: 1476 MD

Members Present: Mary Hackett, Stacy Seapy, Deb Kelsey

Members Absent: Susan McCormick, Jan Sprinkle

Guests Present: Daoming Li, Cynthia Bowles, Steve Ward

Call to Order: 6:06 p.m.

Finance Secretary:

(Shared via email)

- Steve needs a hard stop of June for someone to take over the invoicing/financial secretary position. Mary suggested we could hire an accountant to take it over, which used to cost \$150 a month.
- All 4th quarter invoices have been sent via email or printed letter. With a few accounts needing monitoring and possible action from the Board.
 - Will take folks to court who are behind
- Steve will send out invoices one final time in June.

Common Area Report:

- Algieri made his 1st May visit last Friday, mowing all areas and cleaning up storm debris. Steve will ask him to start clearing vines and weeds from the Rio Fence on the 2nd May visit.
- On the Grind completed removal of a storm-damaged pine tree in common area F between Monterey and Lake Forest Drive, and also trimmed limbs overhanging 1532 LFD's backyard in that same area. Steve deducted the \$1550 bill from the Special Projects budget, leaving \$188 in this year's budget. Steve would like to spend that money on additional perennials for the bed around the Four Seasons Sign, area M, and the corner of Tennis/Four Seasons Dr.

Treasurer:

- Susie was unable to come to the meeting

Secretary:

- Stacy met with Susie and Mary to discuss DOPR, will be working to create a document with all the info. Fortunately it's not too intense

Architecture:

- Deb will be sending maintenance letters soon.
 - 1524 LFD's vines up the side of the house. May try to trim the vines in the common areas to stave off their source.

- 279 Tennis Drive. Mary sent another email about the tree and the fence. Owner shared it will be fixed the weekend of May 20.

President's Report

1. n/a

Old Business

1. How is the nominating committee doing? (Ryan, Deb, Jan).
 1. Deb shared that she asks everyone she passes, but not too much interest. Though Cynthia is at the meeting.
 2. Steve shared that he needs someone to step up and take over financials asap - will reach out to a management company to see if they'll take over just that portion of things. We may be too small.
 3. Daoming shared that he is willing to be a voting board member
2. The 2022-2023 budget.
 1. Shared ahead of meeting
 2. Approved by Mary, Deb, Stacy and Susie (via phone).
 3. **June 20, 2022 Amendment:** Board voted via email to adopt a later draft, which was updated to provide even splitting of dues for the quarterly/monthly installment payments.

New Business:

1. Milkweed in the field behind 1544 LFD?
 1. Steve was interested in having a pollinator garden, but not in that field. He was interested in creating a pollinator garden in area K.
2. Terms of office?
 1. Deb and Susie one more
3. Complaint Form
 1. Need to develop a complaint policy and form
 2. Look at other HOAs

Adjourn: 7:15 p.m.

Next Meeting: Monday, June 13, 2022 – 6:00pm - Location: 1476 Monterey Drive