

Date: June 10, 2022

Location: 1476 MD

Members Present: Mary Hackett, Stacy Seapy, Jan Sprinkle, Susan McCormick, Deb Kelsey

Members Absent: none

Guests Present: Daoming Li, Alden Hough, Steve Ward

Call to Order: 6:05 p.m.

Finance Secretary:

(Shared via email)

- ***The Board needs to find someone to take over Finance before creation of the July invoices. Either a volunteer or hire an accountant.***
- Twenty-four homeowners still have outstanding dues balances:
- 1475 MD: Paid 3 quarters this year. Suggest we send a letter stating that if they at least keep up payments for next fiscal year we'll restore garbage collection service. Letter will also state they still owe us back dues.
- 1496 LFD: Paid in full this fiscal year and sent \$500 check toward back dues from prior years. Still owe \$869. Suggest we send a letter thanking them for payment and stating that if they keep up with dues next fiscal year and make pay off back dues when they can there will be no penalty or court action.
- FIVE homeowners have made no payments or owe a ½ year's dues. Send letter threatening court action of no payment by June 30 2022.
- SEVENTEEN homeowners owe one quarter dues or less. Add any unpaid dues to next year's invoice after June 30.
- Steve shared the specific homeowners and said he would email the list after the meeting so Susie can include specifics in the financial reports.

Common Area Report:

- Algieri made his last May visit this past Friday/Saturday, mowing all areas and cleaning up storm debris, including a small tree that fell over the path in Area M (path to ACAC). They have 2 more visits in June before the new rate starts.
- There is a backlog of tree trimming maintenance waiting for the next budget cycle: clearing limbs from pathways, removing small dead trees & limbs, etc. This year we used \$3000 of the \$7500 Special Projects budget for tree work. Steve bought 3 large perennials for the bed around the sign with the last of the Special Projects money, pink and white flowering viburnums, that I'll plant this weekend.
- Alden shared that there was a tree down behind his house on Monterey that is in the common areas that affects the ability to walk through the path. Steve shared that it's on our list of projects, but has not been a priority since it's on someone's property and we're low on funds ending the fiscal year, but will make sure it gets taken care of next year.

Treasurer:

- We seem to be in good shape for the remainder of the month—will not need to shift any funds over from savings. The PO Box was empty when Susie checked this afternoon. Susie will prepare a FY22 income/expense report closer to the annual meeting date.
- Susie noticed that the Grind has not cleared their check yet and they're usually really quick to clear it, it was speculated that the usual person might be on vacation. We will wait a bit longer and follow up later.
- Susie shared that she will be out next week and that Stacy has an extra PO box key if needed, but it was agreed that things should all be ok to wait until she gets back.

Secretary:

- Continued working on DOPR Disclosure Packet; asked Susie to incorporate a statement of reserves into either the budget or income/expense statement to point them to.

Architecture:

- Deb sent 22 letters for maintenance and shared an overview of the houses.
- 1524 LFD was sent a certified letter on May 31st that lists things that needed to be done. So far he has just removed the vines. Susie shared that we may not be able to move forward with other items on the list since he has made **some** progress on the items within the 30 days.
- Mary suggested that we may need to start dipping into the reserves to pay for the services then bill them. Susie and Deb disagreed and shared that we worked so hard to build our reserve and it could take years to build it back up or we may not be able to ever get the homeowner to pay us back in a timely manner. We need to find another way to get the repairs done.
- Deb was wondering what we can do then? It was suggested that we could stop their trash pickup until they address our requests.
- 316 LFL: has clutter in the common area - Mary will mail him a letter that if he doesn't remove the clutter in 30 days, it will be removed by the HOA, per what is stated in our covenants.
- Need to ask our lawyer if there's a way to follow up with people/enforce our architecture policies.
 - Can make sure we include the section of the disclosure packet whether or not there are outstanding architecture issues.

President's Report

1. 279 Tennis Drive. Fixed.
2. Gemini House on the website
 1. It was decided that it should stay under the "Association News and Updates" section and not on the main menu so that it doesn't appear to be something official that we're actually responsible for. Stacy confirmed that the contact info is updated and correct.

Old Business

1. None

New Business:

1. Annual Meeting Tasks

1. Mary will invite the Stars Program Director to the annual meeting.
2. Alden said he is willing to take over as finance secretary. Steve will reach out.
3. Jan and Deb will take proxies and handle signup.

Adjourn: 7:35 p.m.

Next Meeting: Thursday, June 23, 2022 – 6:30pm - Location: Northside Library