

Date: August 16, 2022

Location: 1515 LFD

Members Present: Steve Ward, Stacy Seapy, Jan Sprinkle, Susan McCormick, Deb Kelsey, Daoming Li

Members Absent: Alden Hough

Guests Present: David Mullen, Cynthia Bowles

Call to Order: 6:03 p.m.

Finance Secretary:

(Shared via email)

- Quick Rundown:
- Paid in full 44
- Paid some 60
- Paid but outstanding 8
- Outstanding 20

Common Area Report:

- Steve shared an update about trees that will need trimmed that are hanging over a few houses
- Daoming shared about a project behind four seasons sign to reduce/prevent erosion when vehicles drive on it to reach the back of the houses/landscaping
 - In order to do landscaping (instead of hardscaping) we'd have to cut trees/would be really expensive because it's so shaded.
 - Hardscaping will be 357's Tan stone to help with water erosion.
 - Concern was raised as to whether it would run off/stay if it's too small - would need confirmation that they would make sure it's secure.
 - Susie was concerned about whether it's worth paying the money to make it so people can reach their backyards, since there are plenty of houses that can't get to their backyards. It was shared that the primary reasoning should be to prevent erosion, not so homeowners can get to their backyard.
 - Shouldn't be an obvious driveway from the main road, should blend in, but prevent erosion.

Treasurer:

- Things are looking good now that dues are starting to come in
- Checking Account Balance: \$43,509.85
- Savings Account Balance: \$32,717.60
- Susie shared she will be out of town for two weeks in September, will give checkbook to Stacy in case any emergency bills come in and Deb will check the PO Box.

Secretary:

- Shared website updates and idea to get a new logo from fiverr.

Architecture:

- Deb confirmed if the board was ok with the blue shade on the house next to her as someone else wanted to paint their house that color, the board confirmed that they were ok.

President's Report

1. None

Old Business

1. DPOR Annual Report
 1. Susie shared that the DPOR requires that we notify them within 30 days of when our board members change, but because our fiscal year doesn't align, means it gets out of date
 2. Susie will reach out to ask Jim Bowling about what's involved in updating it.
2. Handbook discussion
 1. Steve shared that the handbook should be super short, but the rest of the info should be on the website.
 2. Maintenance Guidelines and Standards
 3. Cynthia shared that there are decisions to be made, such as which kinds of siding, color, quality - when do we want them to request approval?
 4. Steve shared that we need to make a list of things that can be done without checking with the board, but if you have doubt, please check it out beforehand.
 5. David was concerned about having things like fogged and cracked windows, but Steve and Deb confirmed that this goes along with keeping/maintaining the house to keep property values up. So not regulating something like they have to do two pane glass, but it has to be free of cracks/fog.
 6. There's a balance between taste and ensuring quality - things that are taste, we will not approach so strongly, but things that will negatively affect the neighborhood, we could take a stronger approach.
 7. Needs a statement in main't standards - Home must be maintained and in good order and will include a note regarding non-cracked/fogged windows and that earth tones are recommended and include a link to earth tone examples.

New Business:

1. None

Adjourn: 7:14 p.m.

Next Meeting: Tuesday, September 13, 2022 – 6:00pm - Location: 1521 LFD