

Date: Sept 20, 2022

Location: 1521 LFD

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

Members Absent: none

Guests Present: Cynthia Bowles

Call to Order: 6:05 p.m.

Finance Secretary:

- down to 15 unpaid (previously 20)
- 46 paid in full (previously 44)
- 6 paid only the first month
- 6 with previously outstanding dues of which 2 are caught up.

Alden shared that there were some who it seemed unusual that they hadn't paid. It was discussed that Alden will talk with Steve about some specifics to see if he has any insights.

Common Area Report:

- L&R Tree Service will remove large limbs & shape the tree at entrance to Area M behind 280 Tennis on Thursday Sept 22. (\$975 not yet billed but shows up in chart below)
- Black Roses Landscaping will weed, add soil, and plant wildflower seeds in the beds around the Four Seasons sign in Area C (\$575 not yet billed & not in chart)
- J&G Landscaping proposal for gravel driveway in Area C came to \$2,920 after we lengthened the drive to include all eroded areas and added metal edging to keep the gravel in place. They also recommended blue stone as it packs tighter and would resist washing away. Thanks to Dao Ming who researched this project and helped us better define the requirements and cost. But since this would use up all the Maintenance Budget, Steve thinks we should postpone this until the next fiscal year and also set aside some money now to offset the cost.
- Steve recommend we take \$500 from the Tree Maintenance and \$1000 from the regular Maintenance budgets and set it aside for the eventual Rio Fence replacement (\$500) and the gravel driveway (\$1000).
 - Steve asked if it's possible to notate in our reserves a certain amount a year specifically for the fence repair - Susie confirmed that we can do this
- Deb requested that the area at the end of her cul de sac get attention as theirs a ton of poison ivy
 - Steve said he'd have algerie take a look now that cutting grass is slowing down.

Treasurer:

- Checking Account Balance: \$40,454.14
- Savings Account Balance: \$32,717.88

- Susie received a few invoices while she was away, but they are not due until October, so she will pay soon - will be reimbursing Steve for some landscaping expenses.
- There is one check that was voided b/c the tree company increased the amount they were going to charge us and it was pre-written so they could be paid immediately, but with the amount change, just voided it.

Secretary:

- Stacy shared she will be focusing on redesigning the website soon in October/November

Architecture:

- Deb shared updates regarding a few homeowners with outstanding requests
- Stacy asked if we could start fining people who didn't make their updates and Deb and Steve shared that it would have to be in our bylaws, which only say we can pay to have the work done and then bill the homeowner

President's Report

1. None

Old Business

1. Handbook discussion
 1. Will be more of an overview than a handbook, Cynthia will try to get a draft done by the end of October.
 2. Steve shared that the handbook should be super short, but the rest of the info should be on the website.
2. DOPR
 1. Susie will reach out to Bowling and confirm if he's going to take care of updating when our officers change in July, he notifies the DOPR.

New Business:

1. New homeowner welcome email/one-pager
 1. Deb will help Stacy to write/make a template
2. Daoming suggested doing something social/holiday for the neighborhood - will include in the next newsletter

Adjourn: 6:51 p.m.

Next Meeting: Tuesday, October 25, 2022 – 6:00pm - Location: 1448 MD