

Board of Directors Meeting Minutes
June 2, 2021
6:00 PM
Smith Residence – 7285 Forestgate Dr.

Greg Smith called the meeting to order at 6:11 pm

Attendance: Greg Smith (President), Aaron Horn (Treasurer), Cameron Garner (MX), Brandon Zuercher (Board Member), and John Christianson (Vice President of Filing 3 HOA).

1. **Quorum:** A quorum was established.
2. **Approval of Minutes:** Motion made by Aaron and seconded by Cameron to approve the meeting notes from April 15, 2021. Motion passed unanimously.
3. **Member Forum:** No members present.
4. **Report/Actions of Committees:**
 - a. Finance: Financial reports were presented. Highlights include:
 - i. All accounts were currently paid and accounts all balanced.
 - ii. Aaron will get together with Pam and get the Income Tax forms completed and submitted.
 - iii. Budget reserve funds were reviewed and it was decided that \$10,00 will be set aside for the mailboxes.
 - b. Compliance – Lot 50 fined \$500. Aaron moved to fine lot 50 another \$500 for the quarter for continued non-compliance. Brandon seconded. Motion passed unanimously. Brandon will send out the notice. Lot 104, Brandon has sent out a warning letter regarding the compliance breach regarding parking violations. The food trailer has not been on the property lately and the object that looked like a trailer parked alongside the garage is actually a dog run. Brandon would like an email address to follow up. Aaron moved and Brandon seconded a motion to send Lot 104 a notice of right to appeal and an initial fine of \$100 if they do not appear or do not correct the discrepancy. No further action.
 - c. Maintenance: Pond has adequate supply of water due to spring rains. Brandon will follow up with a pond expert on options. The cistern is located and buried along the lot line of of Lots 119/120. Research finds that it is a 10,000 gallon capacity tank. We will attempt to get the Black Forest Fire Department to inspect it and see if it needs water hauled in to top it off. Landscaping contract was completed by Cameron. Contract includes mowing of the roundabouts as well as common grass areas.
 - d. ACC: nothing to report.
 - e. Communications: nothing to report.
 - f. Social/Education: nothing to report.
 - g. Government Affairs/Policies: nothing to report.

- h. Water Augmentation: The following lots did not turn in readings. Lots 7 (rented), 27, 34, 50, 102. Cameron will follow up on all except lot 7, which Pam will follow up. The next reading is scheduled for Oct 31, 2021.
- 5. **Votes outside of meeting:** None taken.
- 6. **Continuing Business:**
 - a. Aaron moved and Cameron seconded a motion that Brandon be voted in as the Vice President of the BOD. The motion passed unanimously.
 - b. Management Company: After evaluating management company proposals the BOD voted unanimously to authorize a 6 month trial contract with Warren Management Group to Manage HPA operations. Aaron estimates that it will cost about \$130 per property per year. Aaron and Cameron motioned and seconded action that will allow Greg and Aaron to meet with Warren Management to discuss a six month contract subject to the approval or the budget at the Annual Meeting of Homeowners. Motion was approved unanimous. We will keep Filing 3 BOD informed on our progress since this will have an impact on a possible merger with them.
- 7. **New Business:**
 - a. Annual meeting – Planning for the 2021 Annual meeting normally held in October will begin for October or November 2021
 - b. Little London - Final lots have been sold and trails have been completed for around ~\$40K. A merger of boards would be considered in 2022.
- 8. **Next meeting:** August, 19, 2021, 6pm at the Smith residence.
- 9. **Adjournment:** With no further business, Aaron moved and Brandon seconded that the meeting be adjourned at 7:20 pm. Passed unanimously.