

DRRH UNIT 9 MINUTES (DRAFT)
Board of Directors Meeting
May 18, 2023

Board meeting called to order at 6pm

Board Members Present: Cindy Grossman (President), Kevin Smalling (Vice President) and Kristie Focht (Treasurer)

Absent: Michele Kendall (Secretary)

Others Present: Richard Gardner (At Large)

7 members present

Minutes: The minutes from the prior meeting were motioned for approval. Lue Anne Fitzhugh questioned the validity of the bylaws change mentioned in the prior meeting minutes as she did not think bylaws could be changed without a community vote. Cindy responded that Bruce Lepore (Association attorney) felt they could be modified by the Board. The issue was tabled until Cindy presents the correspondence from Bruce, but Lue Anne's question does not change the prior meeting minutes in any way.

Treasurer Report: Kristie

Kristie reported that the June financial statements and notes were posted to the website on July 10th. The payable balance to CSM remains unpaid and still in dispute due to the continued billing issues coming up. Fiscal year to date through June there is \$1,256.12 that has been written off due to property owners showing that prior balances were paid but CSM never posted it to their account. John Nelson asked if we should file a formal complaint with the BBB on them; there are already several complaints from other HOA's about their practices. John also asked how many property owners were delinquent. Kristie reported there are 87 property owners (out of 639), or \$4,300 of the accounts receivable balance, who have regularly paid their dues but have not yet paid this year. Kristie is actively following up with them. There are 75 property owners, or \$21,604 of the accounts receivable balance, who have delinquent balances well over one year old. John and Lloyd suggested making an offer to those property owners to at least collect something and write off the older balances if they pay something.

Vice President-Park-Kevin

Kevin reported that numerous attempts have been made with numerous agencies to obtain approval to dredge the boat launch area without any success. The requests have not been denied; the requests have been ignored or bounced over to other agencies. Kevin is seeking approval from a maintenance standpoint instead of as a new project which, in theory, should be easier and less expensive. Potential cost of clearing out the canal range from \$500 (best case if maintenance approval is given) to \$50,000 (worst case if approving authority approves as a new project). The Unit 9 Association is required to maintain the canal to keep water flowing which is why the dredging project is in process. Kevin and Cindy also reported that cameras and motion sensor lights were purchased for installation at the park and boat launch area. Chris installed a WiFi extender which extends into the park so the cameras could use that WiFi. Kristie asked if perhaps the Association could help with the monthly internet costs. The Board

will discuss once the cameras are in place. Kevin also reported that the rest of the park painting, picnic table maintenance, and general cleanup will take place on August 1st at 10 a.m. if anyone would like to help. Kevin also reported that he will be putting in rocks and sand in the area that the tree was removed to refurbish it and make it more aesthetically pleasing.

Lue Anne expressed concern about the knapweed growth at the boat launch parking area and asked that it be pulled before it blooms and spreads to the surrounding properties.

President Report: Cindy

Cindy reminded everyone about the upcoming annual meeting and said several RSVP's have been coming in through the website. She will be soliciting volunteers to help check people in and count ballots. Di and Lloyd offered to help people check in. Cindy reminded everyone that the President role is still open and if anyone is interested to please sign up on the website. Cindy said that one of the items needing discussion at the annual meeting was the dues amount and were they currently sufficient to build the reserve balance back up. Lue Anne expressed concern about the negative impact of billing property owners by tax lot instead of by property on incoming cash, and as more and more property owners combine lots the incoming cash is even less. Kristie responded that the impact in the 2023/2024 fiscal year was less than \$3,000, and future year impacts will be addressed at that time. But billing by property vs tax lot is just too cumbersome and not worth the effort; in addition, there have been numerous complaints from homeowners about the unfairness of the division decisions that were made in the past.

Kristie reported that the fundraiser that took place in July netted the Association a little over \$1,000. Income included the fees charged to the vendors + food sales + parking passes purchased by

Lue Anne asked if the current CC&R's were going to be enforced by fining property owners for putting pole barns up as one was recently built on Laguna. Cindy responded that the current CC&R's are open to interpretation, the Board is deferring to county laws where new buildings or property improvements are made, and will not be fining anyone.

Lue Anne expressed concern about a broken-down car that has been parked on the street on Stellar for quite some time. Cindy referred her to the county to file a complaint with them.

Lloyd expressed concern about some property owners installing 6' fences. Cindy confirmed that is a county enforcement issue.

Chris made a request to add Neighborhood Clubhouse information on the DRRH Unit 9 website. Kristie will add a section. Chris also wants everyone who is interested in bunco to know that subs are encouraged to join as most of the time subs are used.

Meeting Adjourned at 7:30 p.m.