



## MEETING AGENDA

Monday, June 19, 2023 at 7:00 p.m., via Zoom.US

1. Call to order at: [7:09 pm](#), local time
2. Board Quorum: [Vice President, Secretary, Treasurer](#)
3. Members Present: [Angela Allen](#)
4. Notice to: [Website](#)
5. Motion to: [Dispose of Meeting Minutes from Monday, April 17, 2023 @ 7:00 p.m.](#)

MOTION	SECOND	OPPOSED	MOTION IS:
<a href="#">S</a>	<a href="#">VP</a>	<a href="#">None</a>	<a href="#">Adopted</a>

6. Current Business:
  - a. Hearing for fine @ 1026 NW 33<sup>RD</sup> MNR — Settled / Closed.
  - b. Change of Landscaping Vendor — Awaiting tree trim date(s).
  - c. Phone.com Charges — Returned / Closed.
  - d. Gate Damages — Discussion.
  - e. Tree Issues and Concerns (3 properties. See Mgmt Report.)
  - f. Irrigation Repairs – Awaiting the estimate from LandCare.
  - g. Guest Parking (See Mgmt Report.) Angela Allen has requested time to speak on issue.
  - h. Lighting @ Monument – Does the Board wish to proceed?

7. New Business:
  - a. Board Members — Appointment & Election.
  - b. Collections — Legal letters recommended.
  - c. Violations — (See Mgmt Report)
  - d. Developer Settlement — [Manager to get cc of letter to opposing council.](#)

8. Next Meeting: Monday, August 21, 2023 @ 7:00 pm via Zoom.US.
9. Election: Monday, November 06, 2023 @ 7:00 pm via Zoom.US.

10. Motion to Adjourn:

MOTION	SECOND	OPPOSED	ADJOURNED AT:
<a href="#">VP</a>	<a href="#">T</a>	<a href="#">None</a>	<a href="#">7:57 p.m.</a>

**APPROVED:** \_\_\_\_\_  
Joanna Cygert, Board Secretary

**Date:** \_\_\_\_\_



## MEETING MINUTES

Monday, April 17, 2023 @ 7:00 p.m., local time Via Zoom.US

1. Call to Order at 7:03 pm, local time
2. Establish quorum:  
| X | (P) Shryock | | (VP) Clancy | X | (S) Cygert | X | (T) Giardi | | (D) Woolfolk
3. Members Present:
4. Notice of Meeting: Posted to Board; website
5. Motion to waive reading and add into the official records of the Association meeting minutes from the meeting on MON 20 FEB 2023. (Attached.)

MOTION	SECOND	OPPOSED	MOTION IS:
T	P	None	Adopted
6. CURRENT BUSINESS:
  - a. Developer Settlement Sent to attorney for review and response
  - b. Monument Landscaping Completed
  - c. Irrigation (Subject to new landscaper)
  - d. Gate Repair(s) Completed
  - e. Landscaping Replacements To be quoted by incoming vendor and other vendor(s)
7. NEW BUSINESS:
  - a. Landscaping Vendor Change Review of quotes
    - i. MOTION: Motion to approve the quote from Landcare at rate of \$69,906.00 per year effective 01 JUN 2023.
      1. Motion: S; Second: P; Opposed: None; Manager to issue cancellation to ITC.
  - b. TowMaxx Discussion on policies / services, etc.
  - c. **3388 NW 10<sup>TH</sup> AVE — Cease and Desist Letter for Illegal Daycare; Violation Notice; Fines of \$25.00; \$50.00; \$75.00; \$100.00; per day effective after 14-day notice.**
8. COMMITTEES:
  - a. ARC No pending requests
  - b. Compliance Scheduling Hearing (1026 NW 33<sup>RD</sup> MNR)
9. MEMBER CONCERNS:
  - a. Motion to impose a fine against 1016 NW 33<sup>RD</sup> CT in the amount of \$100.00 for on-street parking at the pool on Thursday, April 06, 2023 of four (4) cars. **Motion:** D; **Second:** P; **Opposed:** None; **Motion:** Adopted.
  - b. Motion to impose pool rental fee against 1016 NW 33<sup>RD</sup> CT in the amount of \$75.00 for pool rental fee per Documents that was held without reservation(s) on Thursday, April 06, 2023. **Motion:** S; **Second:** P; **Opposed:** None; **Motion:** Adopted.
10. NEXT MEETING: Monday, June 19, 2023 @ 7pm via Zoom.US
11. ADJOURNMENT:

MOTION	SECOND	OPPOSED	ADJOURNED AT:
S	P	None	7:45 pm

APPROVED: \_\_\_\_\_

Joanna Cygert, Secretary

Date