

ONE HUNDRED HILLS HOMEOWNERS ASSOCIATION
Board of Directors Open Meeting
McDowell Mountain Ranch Community Center
Tuesday, May 28, 2019, 4:30 PM

Minutes

Board Members Present:	Steve Kistler, President; Trish Bere, Vice President; Larry Balboni, Treasurer; Joseph Chaplik, Secretary; Joanne Young, Director
Management Present:	Jonathan Tutelo, Community Manager, FirstService Residential (FSR)
Guests Present:	Mark W. Horne, Attorney; Ian Ricci, Project Manager; Brian Fracasse, Architect; Kyle Bernabe, Builder
Homeowners Present:	Four homeowners

I. CALL TO ORDER

Steve Kistler called the meeting to order at 4:28 PM. Quorum was met with five Board members.

II. CALL to the PUBLIC

Attorney Mark Horne and owner Martin Pladgeman asked to address the Board regarding a violation fine. Larry Balboni and Steve Kistler recommended Horne and Pladgeman return to speak to the Board during the Executive Session where owner violations are handled privately. Pladgeman waived his right to speak in Executive Session and Mark Horne protested the \$500 fine assessed against his client. The Board agreed by voice vote to clear Pladgeman of all violations; a formal note to that effect will be sent.

III. REVIEW AND APPROVAL of MINUTES from APRIL 2019

A **MOTION** was made by Steve Kistler to accept minutes of the April 23, 2019 Open Session as presented. The motion was seconded by Larry Balboni and opened for discussion. There being no further discussion, the motion carried unanimously.

IV. REVIEW FINANCIAL REPORT

Larry Balboni presented a summary of April 2019 financial statements. The Association is in excellent financial condition, with Operating funds of \$167,639.82 and Reserve funds of \$1,081,832.

V. MANAGER REPORT

Jonathan Tutelo presented the May 2019 Management Report to the Board for review and discussion.

VI. ARCHITECTURAL SUBMITTALS

Larry Balboni reported eight submissions. All were affirmed except one request for non-approved color of paint. A list of all ARC requests was presented for the record. Plans for a new home build were presented by Ricci, Fracasse and Bernabe for preliminary review by the Board. The Board expressed concern that sections of the perimeter wall were too high. The color was also declined and the homeowners will resubmit.

VII. OLD BUSINESS

A. Asphalt Update

Steve Kistler presented Holbrook's schedule for applying asphalt to road surfaces. Jonathan Tutelo will provide the community with advance notice of schedule and additional notices when the project begins. Included in these notices will be details of the golf cart service and schedule and recommendations of where people can park. A flier of project maps and dates will be provided to guards, informing residents of when there will be no access.

B. Landscape Improvements

Larry Balboni reported Genesis will organize their landscaping improvements around the asphalt work schedule.

C. Approved Colors

Larry Balboni presented four completed books of the newly approved colors. Two books will be kept at the guard house and two held by Board members. The Board reviewed the Cover Letter accompanying the color book;

included was the link to where these approved colors can be found online. Balboni will draft a notice to the community.

VIII. NEW BUSINESS

A. Review of Guard Gate Service

Joseph Chaplik voiced an interest in researching alternate security service providers. While Safeguard Security presently provides both gate maintenance service and guard security service, some communities use separate providers for these two services. Chaplik will assemble a list of deciding factors for evaluating providers.

IX. CALL TO THE PUBLIC

A homeowner addressed that there is a variation of exterior lighting within the community and that this lighting affects the appearance of the neighborhood, bright white versus warmer white. A **MOTION** was made by Larry Balboni to change ARC guidelines to designate warm white exterior lighting over cool white lighting, consistent with existing neighborhood lights. The motion was seconded by Joanne Young and opened for discussion. Board members decided against stipulating bulb temperatures, opting for the guideline to simply specify a warm light. There being no further discussion, the motion carried unanimously. Joseph Chaplik will include in newsletter.

X. NEXT MEETING DATE – Tuesday, June 25, 2019, 4:30 PM

XI. ADJOURNMENT

A **MOTION** was made by Steve Kistler to adjourn the meeting at 5:32 PM.

Respectfully submitted,
Jeanne Dischinger

ONE HUNDRED HILLS HOMEOWNERS ASSOCIATION

Board of Directors Executive Session

McDowell Mountain Ranch Community Center

Tuesday, May 28, 2019, following Open Session

Minutes

Board Members Present: Steve Kistler, President; Trish Bere, Vice President; Larry Balboni, Treasurer; Joseph Chaplik, Secretary; Joanne Young, Director
Management Present: Jonathan Tutelo, Community Manager, FirstService Residential (FSR)

I. CALL TO ORDER

Steve Kistler called the meeting to order at 5:34 PM. Quorum was met with five Board members.

II. REVIEW AND APPROVAL of MINUTES from APRIL 2019

A copy of the April 23, 2019 Executive Session Minutes was included in Management Report for the Board's review and discussion.

III. LEGAL

A. Pladgeman – Martin Pladgeman received several invitations to speak to the Board during the Executive Session but waived his right and remained and spoke during the Open Session with his attorney. Previous communications from Pladgeman to the Board were amicable so the Board was surprised by the change in approach. During the Open Session, the Board agreed to clear his violation.

V. ADJOURNMENT

A **MOTION** was made by Steve Kistler to adjourn the meeting at 6:19 PM.

Respectfully submitted,
Jeanne Dischinger