

**Minutes of the
Haile Village Center Owners Association, Inc.
Board of Directors Meeting**

**July 28, 2021
APPROVED**

Haile Village Center Owners Association, Inc. Board of Directors meeting was held via Zoom, Meeting ID: 89838603057, Password: Leland.

Board Members Present: Dave Worthy, Linda Gogan, Tom Black, Jeff Price

Leland Management: Carrie Gailfoil, CAM

Owners present: Joy Sarles, Robert Mounts, Wendy LaPointe, Joann Humburg

I. Quorum and Call to Order

The meeting was called to order at 4:01 p.m. by Dave Worthy with four Board members present, Mark Fraser absent

II. Consideration of Minutes

On a MOTION by Jeff Price, second by Linda Gogan, the minutes of Board of Directors meeting held 6/30/2021 were unanimously APPROVED as presented.

III. Treasurer's Report

Report presented by Treasurer, Tom Black.

IV. Management Report

Report presented by the Manager, Carrie Gailfoil

V. Owner Comments

- Owner inquired about email opt-in, Manager will post email opt-in options on website and in Postal Center

VI. Unfinished Business

A. Settlement Agreement – 4803 SW 91st Drive

- Fence material has been purchased and has been curing. Painting should begin 7/28 (weather and any possible mitigating circumstances permitting). Survey company has been engaged as per the terms in the Settlement Agreement. Owner removed existing fence and requested to trim foliage along SW 91st Street. Foliage must remain until fence is ready for installation as determined by Association.

B. Postal Center Door Replacement

- Per the Village at Haile Condo Association (VAHC) Manager, VAHC approved the repair of the Postal Center doors which includes frame rebuild, replacing window insert and replacing the latch for door closure.

C. Tree root inspection update

- Removal recommendations
- Arborist recommended 2 tree removals. One is along the SW 46th Avenue pathway, the other is behind a residence on SW 49th Place (determination of ownership for tree TBD) Manager will seek bids for removals.

1. Trimming recommendation

- Arborist reviewed large limbs overhanging a residential home extending from a large Live Oak tree. Manager will seek bids for trimming specified by Arborist.

- D. Sewer Line, 4936 SW 91st Terrace
 - Qualified Plumbing declined to provide a bid for this project as they do not feel they are equipped to handle the complexity of the scope of work for this job. Manager has contacted Kempton and Self Plumbing Services to request a bid.
- E. Framework 2022 Operating and Capital Budgets
 - It was agreed on by all Board members that the Budget requirements for preparation and approval will be in accordance with an Amendment adopted on December 1, 1997 calling for 30 days' notice of the assessment. All Board members were in agreement that in accordance with stated amendment, the adoption of the 2022 Budget can take place in November 2021.
- F. Tables & Chairs in the Plaza
 - Jeff Price and Mark Fraser met with Tacos Volcan and LimeRock Road Restaurant Owners regarding the tables and chairs in the Plaza. The Owner of Lime Rock Road Restaurant took ownership of the tables and chairs in October 2020. After BOD discussion, no action will be taken at this time regarding removal of any tables and/or chairs from the Plaza.
 - Manager will confirm receipt of COI naming HVCOA as additional insured from Tacos Volcan, already confirmed LimeRock Road Restaurant COI
 - Jeff Price will draft an Indemnification Agreement to be reviewed by the BOD. Upon approval of Agreement, BOD will submit to Tacos Volcan and LimeRock Road Restaurant for review, acceptance and signature.
- G. Events – Oktoberfest – Update
 - Manager discussed additional quote received for tables and chairs. After contacting several companies, two quotes were requested as all other companies were not able to provide service as needed. One provided quote as requested.
- H. Playground and transfer of funds – Update
 - Estimated installation date is late August / September
 - GoFundMe has been posted on social media (Haile Watch, NextDoor) and posters have been posted at the playground and LimeRock Road Restaurant
 - Linda Gogan will check with businesses in Market Square regarding possible donations.
 - Current donations stand at \$4,700
- I. Fence Survey
 - 1. Replacement proposal
 - Fence at 4803 SW 91st Drive takes priority for current fence production
 - Survey will be re-organized as it was learned from Maintenance Staff that fences installed with cap rail take significantly more work / time
 - Manager is reviewing all fences rated 1 and 2 and will develop work plan

Wendy LaPointe was appointed to a Committee for the HVCOA website.

Next Meeting Date

- Next meeting to be held Wednesday, 8/25 at 4:00pm

Adjournment

There being no further business, the meeting was properly adjourned at 5:37pm
Respectfully submitted by Carrie Galfoil, CAM, Leland Management