

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

**April 28, 2021
APPROVED**

Haile Village Center Owners Association, Inc. Board of Directors meeting was held via Zoom, Meeting ID: 92879400118, Password: Leland.

Board Members Present: Dave Worthy, Linda Gogan, Tom Black, Mark Fraser

Leland Management: Carrie Gailfoil, CAM

Owners present: Wendy LaPointe, Jan Benet

I. Quorum and Call to Order

The meeting was called to order at 4:01 p.m. by Dave Worthy with (4) Board members present, and Jeff Price absent.

II. Consideration of Minutes

Tom Black MOTIONED, second by Linda Gogan, to approve the minutes of Board of Directors meeting held 3/24/2021 as presented, Unanimously approved.

III. Treasurer's Report

Report presented by Treasurer, Tom Black.

IV. Management Report

Report presented by the Manager, Carrie Gailfoil

V. Owner Comments

A. Geoffrey Ferland – proposal for Family Movie Night – TABLED as homeowner was not present

B. Wendy LaPointe

- Farmer's Market – requested agreement between Farmer's Market and HVCOA, Manager will send to Mrs. LaPointe and the BOD
- Inquired about HVCOA insurance policies, Dave Worthy provided explanation of different policies and confirmed that HVCOA does have all necessary policies
- Inquired about Committee for Tree & pathway/sidewalk Remediation. Manager will research Governing Documents for authority of Committees and report to the BOD
- Haile Equestrian Center (HEC) – inquired if HVC has any responsibility with HEC. It was discussed that at one time HVC, HPA & HPW were jointly responsible for HEC. HVC & HPW both deeded over to HPA, giving HPA sole responsibility. Mrs. LaPointe requested documentation of deed. Manager will contact Manager of HPA to request they provide Mrs. LaPointe with requested documents.

VI. Unfinished Business

A. Summary of Cost Proposals – Sidewalk Remediation

- Manager reviewed bids received to date. Further discussion is TABLED until more information and bids have been received, dependent upon contractor availability.

- B. Tree Root Pruning / Removal Assessment Update
 - On a MOTION by Tom Black, second by Linda Gogan, it was unanimously APPROVED to accept Option 1 of the proposal submitted by Advanced Tree Care, Inc. in the amount of \$15,000 - \$18,000 (will be determined upon completion based on days required to evaluate total number of trees). Manager will request vendor to revise the proposal to include questions proposed by BOD to be answered within assessment. Manager will resubmit revised proposal to the BOD.
- C. Summary of Attorney opinion – Special Assessments
 - TABLED until more information is received from vendor bids (based on vendor availability)
- D. Summary of Attorney opinion – Sewer line M-102
 - TABLED until more information is received regarding plumbing report
 - Copy of report and camera scope was requested from the owner and has not been received. Manager contacted plumbing contractor directly, contractor is contacting owner for approval to submit report to Association
- E. 4803 SW 91st Drive – Fence & Property line request
 - TABLED until more detailed proposal is received
 - Original proposal submitted by homeowner was presented. BOD requests clarification and more detailed proposal.
- F. Fence Criteria, Policy & Standards update
 - Tom Black continues to measure and evaluate fencing throughout the community, Tom and Manager will update Fence Criteria, Policy & Standards for future review and approval by the BOD. It will then be submitted to the ARB for final approval and adoption.
- G. Proposal – Lawn Enforcement
 - On a MOTION by Tom Black, second Linda Gogan, it was unanimously APPROVED to proceed with the proposal submitted by Lawn Enforcement in the amount of \$3,392.18
- H. Invoice – Attorney Brad Tropello
 - On a MOTION by Mark Fraser, second Tom Black, the invoice submitted by Brad Tropello was unanimously APPROVED for payment in the amount of \$2,567.50
- I. Pergola Update
 - Pergola and paver installation at the Koi pond are complete and look beautiful

VII. New Business

- A. Pre-Paid Assessment Balance write-offs
 - On a MOTION by Tom Black, second Mark Fraser, it was unanimously APPROVED to write-off old pre-paid balances in the amount of \$1,984.84. Financial Statements will reflect new Miscellaneous line (4390) with amount of \$1,984.84
- B. 2020 Draft Audit
 - 2020 Draft Audit was submitted to the BOD. Treasurer Tom Black requests BOD to review – specifically Notes: 6, 8 & 10 – for submission at next BOD meeting
- C. Request for Proposals

- Postal Center door replacement – On a MOTION by Tom Black, second Linda Gogan, it was unanimously APPROVED for Manager to seek (3) separate proposals for replacement of Postal Center Doors
- Townhome fencing - On a MOTION by Tom Black, second Linda Gogan, it was unanimously APPROVED for Manager to seek (3) separate proposals for Townhome fencing to be paid from Townhome funds

Next Meeting Dates

- Next meeting to be held Wednesday, 5/26 at 4:00pm

Adjournment

There being no further business, the meeting was properly adjourned at 6:07pm

Respectfully submitted by Carrie Gailfoil, CAM, Leland Management