Meeting Minutes for January 20, 2022

Meeting was held virtually via Zoom. In attendance were Board Members Jennifer Ritchie, Colleen Lunn, Brittany Feilen and Suhasini Goud, as well as Property Manager Megan Judson.

Brittany motioned to open the meeting at 6:41 pm, Colleen seconded, and all were in favor.

The first item on the agenda was an ARC request from 597 Cembra to install gates on the fence facing the pond. The Board reviewed the request and approved with conditions. Motion was made, seconded, and all were in favor.

Megan presented a parking issue for review by the Board. The matter was reviewed, and the Board assessed a fine for continued violation. Motion was made, seconded, and all were in favor.

Megan updated the Board on the progress of the fence installation. The contractor expected the project to be completed in about 6 weeks. It has taken longer then expected because they have had to hand dig holes for the posts in certain areas.

Megan presented two invoices from Nick’s. The first was for additional mows/flowerbed maintenance for the amount of $5,000. The second was for maintenance of the southside of the property along the fence line for the amount of $5,360. Motion was made to approve, seconded, and all were in favor.

Megan updated the Board that they had about 60% of the needed votes for the pool ballot matter. Brittany requested that Megan send one additional email to homeowners who had not voted yet.

The Board briefly reviewed options for spring projects. They decided to reevaluate once the fence project was completed.

Megan updated the Board regarding the rock install project. Nick had told her the price of steel had increased and there was currently a supply shortage. It was motioned to have Nick send notification when the supplier has the steel in stock and what the cost is. The Board then can decide if they’d like to purchase at that time. The motion was seconded and all were in favor.

Megan presented the Bank-A-Count bill for $22.87. The motion was made to pay the invoice, seconded, and all were in favor.

Brittany motioned to close at 7:27 PM, Jenn seconded and all were in favor.