Meeting Minutes for June 16, 2022

In attendance were Board Members Jennifer Ritchie, Colleen Lunn and Suhasini Goud, as well as Property Manager Megan Judson. Also in attendance were homeowners Pamela Kreps and Brittany Dinwiddie was present via Zoom.

Suhasini motioned to open the meeting at 6:40 pm, Colleen seconded, and all were in favor.

The meeting began with discussion regarding homeowner issues. The issues were discussed between the homeowners, the Board, and the Property Manager. An agreement was reached between all parties and Megan will send a follow-up email after the meeting to the homeowners to recap the discussion.

The Zoom call was ended with Brittany Dinwiddie and Ms. Kreps left the meeting.

The next topic for discussion was in regards to an ARC request for a cage around an AC unit. The Board reviewed the request and would like to consult with the attorney on the matter.

Megan presented the multiple trash piles that have been left at the end of driveways. She noted that she had sent multiple notices to the homeowners in the areas. It was discussed that heavy trash pickup would occur on the 21st. The motion was made to have the trash removed from the intersection of Mountain Pine and Grand Fir due to the size, amount, and potential littering throughout the property since items were loose. The homeowner responsible for this trash had been identified and notified that they may be charged for the removal previously. The motion was made to charge the homeowner for the removal. The motion was also made to have the TV located on Cembra Drive removed because the heavy trash pickup will not take TVS. All three motions made were approved by all.

Megan noted that Chris was working on testing the removal of the graffiti, so she would provide any update once she had one.

The pool closure ballot collection was discussed. Colleen and Jenn coordinated a time for the two of them to walk the property the following week in an attempt to collect more ballots.

Colleen reported that she had not yet had a chance to contact the Master Gardner back regarding the plans for updating landscaping at the entrance signs. She will update once she has.

Megan shared a homeowners concern that the current plan was to seal the fence next year. The homeowner expressed concern that the price would be drastically higher. Megan will plan to share pricing at the next meeting.

It was noted that the budget process would need to begin at the next meeting. Megan will work to collect landscape/snow bids for the following year to be used in the process. It was requested that a note be made to bidders that any turf damage caused during snow removal would need to be repaired.

Megan presented the bill from Bank-A-Count for $7.44 which was for the order of one new homeowner coupon book. Motion was made to pay the invoice, and all were in favor.

Megan presented a bill from Nick’s for maintenance of the area on the south side of the fence along Scotch Pine Drive and for spraying the riprap areas for weeds for last year and this year to date. Motion was made to pay the invoice, and all were in favor.

The real estate report was reviewed and discussed.

Jenn reviewed the collection report.

Colleen motioned to close at 7:49 PM, Jenn seconded and all were in favor.

An email was received from Brittany Feilen just before the meeting which included her resignation from the Board of Directors.