

Minutes of the Board of Directors Meeting

Thursday July 11, 2023
7 pm
Virtual Meeting via
Teams/in Person

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Board of Directors:

Bob White – President
Tom Petrillo – Vice President
Darrell Lopez
Vivian (“Viv”) Guerra
James Ransom
Don Partain - Vice Secretary
Chris Floegel - Vice Treasurer

Neighborhood Committee

Viv Guerra – Chair
Tom Petrillo - Vice Chair

Nominating Committee

Bob White – Chair
Viv Guerra
Darrell Lopez

Architectural Review Committee

Darrell Lopez – Chair
Viv Guerra
James Ransom

Community Appearance Committee

Lori Topor
Oskar Abboud
Mark White
Mike Frankewich

Property Manager

Dennis Kapsis – Sentry Management

Other Officers

John Painter – Secretary/Treasurer

A. Meeting Record

- Meeting was called to order by 7:05 pm by Bob White
- Board Members present were as noted below under “Motions.”
- A quorum was present throughout the meeting.
- Dennis Kapsis, Property Manager, with Sentry Management was in attendance.
- HOA Members in Attendance – approx. 5
- The meeting was held electronically using Microsoft Teams.
- Links to the meeting were distributed via email to all HOA Members on the mailing list.
- The meeting was adjourned at approximately 8:50 pm.

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B. Agenda

1. Call to Order

2. Proposed Agenda Modifications if Any.

3. Voice of the Members

HOA members are encouraged to make comments or raise issues of concern during this portion of the meeting. Speakers will be encouraged to be to the point and respectful. The time taken by Speakers may be limited by a motion duly passed by the Board. Comments of HOA Members may be allowed during other parts of the Meeting upon concurrence of the President and/or the Board Member(s) speaking.

- a. Gary Woods-Golf Cart Signs

4. Minutes from Prior Meetings

- a. May 2024 Meeting.

5. Discussion Topics

a. Review Action on Prior Month's Motions

- i. Conservation area follow up-Turtle Creek (Darrell)
- ii. Shinnecock Hills-Flower/Sprinkle
 - 1. Pegasus submitted to the city. Awaiting more information from City.
- iii. Pressure Washing Estimates (Oskar)
 - 1. Vote to approve work
- iv. LED Lighting on Houses-Adjust Rules/Regulations
- v. Disc Golf by Wilderness Area (Bob)
- vi. Entrance Lights (Oksar)

b. New Items

- i. Artificial Sod/Grass
- ii. Golf Carts-Kelly Creek Circle Pond

c. Major Compliance Actions

- i. Silcox Matter-Court 5/14 (Darrell)

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- ii. Review homes with 3+ violations

d. Renting Moratorium

- i. Language and voting needs-Dennis
- ii. Review language from neighboring community. -Darrell

e. Rules Changes to Implement a Fining System (John)

- i. Benefits to Community
- ii. Proposed Process

6. Reports (Abbreviated)

- a. President’s Report
- b. Treasurer’s Report
- c. ARC Report
- d. Community Appearance Committee Report

Adjournment

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C. Decisions

		Motion		Vote						
#	Motion Title	By	Second	Bob	Tom	Darrell	Vivian	James	Don	Chris
				B	T	D	V	J	D	C
	Board Members Present?			Y	Y	Y	Y	Y	NA	Y
4	Approve May Minutes as submitted.	D	T	Y	Y	Y	Y	Y	NA	Y

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Respectfully submitted,

Donald Partain

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HOA Board Secretary