

**FLORA RIDGE NORTH HOA, INC.
BOARD OF DIRECTORS MEETING MINUTES**

July 26, 2022

7:00 PM

Heron's Landing Pool

Organizational Meeting MINUTES

1. CALL TO ORDER & DETERMINATION OF QUORUM

- **Establish a quorum** - Nancy Adams, Mark von Gerichten and Marjorie Hardy were present. Anais Serrano of Leland Management was also present.
- **Call to order** – Nancy called the meeting to order at 7:04 PM.

2. PROOF OF NOTICE OF MEETING

- Notice was posted at least 48 hours in advanced as required.

3. CONSENT AGENDA

- **Meeting Minutes Approval** June 28, 2022
- **Financial Report**
- **Manager's Report**

Mark made a motion to accept the consent agenda, Nancy seconded the motion, all were in favor, motion carried.

4. OPEN FORUM FOR HOMEOWNERS

Time will be provided for homeowners to voice their concerns (limited to five (5) minutes per person). Items that are raised at the "Open Forum" may need more research, so all items may not be addressed at the time of "Open Forum", but a response will be provided prior to the next Board Meeting or the item will be put on the agenda for a future meeting.

- Owner had question on CE matter
- Owner Complained about parties held at Cranes Pool and after hour swimming
- Owner complained about noise ordinance and loud music played
- Owner reported possible irrigation leak

5. COMMITTEE REPORTS

- **ARB Report** – ARB Committee met on Tuesday, July 19. There were 3 owners present. Seven applications were reviewed. Applications reviewed for screen enclosure, Tree removal, Solar panels, fence and roof.
- **Areas of Concern** – Revision of community standards, Mark made motion to revise and edit, second by Nancy Adams, all were in favor, motion carried. Nancy made motion to add lock to monument outlets, second by Mark, all were in favor.
- **Pool Committee** – Board discussed the attorney arranged agreement to pay Atlantis pool half of the invoice upfront and the other half once the repairs are corrected and approved by the board.
- **Landscaping** – The board announced the mulch installation will commence August 8th

6. UNFINISHED BUSINESS

- **Remove hedges around pool equipment** – Currently awaiting proposals.
- **Fence installation around pool equipment** – Currently awaiting proposals.
- **Landscape enhancements** – Board confirmed the enhancement was completed in house.

7. NEW BUSINESS

- **Oak Tree removal from Common area** – Board agreed to let homeowner decide to maintain the oak tree at her expense behind her home on common grounds or the board will have the oak tree removed. Currently awaiting tree removal proposal.

NEXT MEETING DATE

August 23, 2022

8. ADJOURNMENT

- Mark made a motion to adjourn the meeting at 8:33 PM, Nancy seconded the motion, all were in favor, meeting adjourned.