

# DRAFT

HOA Board meeting - virtual

February 15, 2022

- **Attendees:**
  - **Al Bruno**
  - **Taryn Gille**
  - **Kathy Puffer**
  - **Marc Fidanza**
  - **Jim Miles**

Meeting started at 6:30 PM and ended at 7:30 PM

The following is a summary of the meeting and decisions made by the Board.

### **Kathy Puffer / Treasurer**

- 52 Homeowners have yet to pay annual dues
  - 3 relate to Pearl

### **Marc Fidanza / Committee Chairperson**

- 220 Long Oak → Fence update
  - Homeowners had their second court date with the City
  - Legal action threatened (discrimination mentioned based on previous installed fences in the neighborhood)
  - Talk to a lawyer (set up a call with Marc’s legal friend)
  - Kathy has reached out to Keough and Moody and Marc has reached out to our insurance carrier regarding representation (as advised)
    - Greg Jones (insurance person) advised that if we receive notice from the homeowner of a suit to reach out right away as we may have coverage from our policy
  - Board is open to offer another hearing, but she did not attend quarterly HOA meeting and has declined previous certified letter

- 1155 Marcella → Fence update
  - Marc is working with the City
  - 2 complaints received thus far
  - HOA will tell them he is in violation of the CCRs and fence will need to be removed
- 1019 Acorn Hill → Solar collectors update
  - Communicate with homeowner going forward
  - Increase value of home (3-4k) → obviously depends on type of solar panels installed and upkeep
  - Communicating with City to see if they have their own protocols (code enforcement)
  - Reasons to decline:
    - Gap in CCRs
    - Gray Areas and based on interpretations
  - Board's Decision
    - 5-0 to open to alternative plan
      - We aren't saying no, just declining as proposed
      - Jim/Marc worked together to draft and email which was sent directly to the homeowner
- 1240 Thomas Drive → Deck
  - Communicate directly with homeowner
  - Have board review / go on-site
  - Ask about enclosure

### **Miscellaneous Updates**

- Meetings to change to once a month
- For updates in quarterly minutes to inquiries by homeowners about fences being put in