



**MEETING MINUTES
BOARD OF DIRECTORS
Monday, November 28 2022, 1:00 p.m.
Recreation Center, Lounge I**

- The meeting was called to order by President Phil Clifton at 1:00 p.m. The Pledge of Allegiance followed and a quorum was established. The Board Meeting was attended by 7 members/homeowners and seven (7) Board Members. One BOD Member was absent: Nancy Lambert. Paving Position is vacant at this time.

Board Member	Present	Absent
Phil Clifton (President)	X	
Brad Richards (Vice President/GVC)	X	
Pam Reinhardt (Secretary)	X	
Lynn Ehmann (Treasurer)	X	
MaryEllen McEldowney (Landscaping)	X	
Nancy Lambert (Compliance)		X
Nick Vugrinec (Rec Center Maint)	X	
Dayle Davidson (Architectural)	X	
Paving Position is VACANT at this time		

2. OPEN FORUM

Tony Gleadhill questioned Election Buddy issue, Brad Richards explained Election Buddy needs to be on a secured computer owned by HOA, not a resident's computer.

Marie Neuman expressed concerns on landscaping issues around her home not being addressed by Landscaping team. She will walk the area with MaryEllen to make sure her needs are on the landscaping list.

Cindy Trethewey raised concerns the Board has "lack of communication issues" we need to work on.

Tony brought up making Budget Meeting open to the public; it was explained why that is not possible.

3. SECRETARY'S REPORT

[Minutes are posted on the website. Copies of Minutes are available in the Office for anyone who requests a copy. Please call in advance to allow time for copies to be made.]

Pam Reinhardt read the minutes from October 26,2022.

A motion was made and seconded to accept the Secretary's Report. The Board vote indicated unanimous acceptance.



**MEETING MINUTES
BOARD OF DIRECTORS
Monday, November 28 2022, 1:00 p.m.
Recreation Center, Lounge I**

4. TREASURER’S REPORT

Treasurer is available to answer questions throughout the month. Members/homeowners should feel free to contact the Treasurer through the Office.

Lynn Ehmann read financial reports and stated they are be found on the website, and the Bulletin Board:

Balances:	As of	October 2022
Checking Account		\$96,814.19
Money Market Reserve Account		\$111,714.17
Replacement Reserve Account		\$102,959.71
Chase Bank		\$214,199.00
Petty Cash		\$75.00
	Total Cash Assets	\$525,762.07
	Net Fixed Assets	\$13,116.68
	Total Assets	\$538,878.75
	Total Liabilities (Payroll Taxes)	\$1,166.51

Past due accounts: 2 are deceased & still in probate, 1 is a ‘walk away’. We also have 2 overpayments on the books.

A motion was made and seconded to accept the Treasurer’s Report. The Board vote indicated unanimous acceptance. This report will be placed on file.

Lynn also presented the Budget for 2023 results. Dues will be raised to \$499/year to offset inflation and other rising expenses. **A motion was made and seconded to accept the Budget Report. The Board vote indicated unanimous acceptance.**

A question was raised on how capital expense to be used: Answer from MaryEllen-monsoon damage/erosion repair on all common areas and adding berms to high-risk washout areas from Landscaping budget.

5. PRESIDENT’S REPORT

President Phil Clifton reported.
Phil did not have anything to report.

6. VICE PRESIDENT’S REPORT

Vice President Brad Richards reported:
GVC report will go into the Clipboard.
Brad stated eight residents running for the Board, only one is a townhome



**MEETING MINUTES
BOARD OF DIRECTORS
Monday, November 28 2022, 1:00 p.m.
Recreation Center, Lounge I**

owner. Asked everyone to talk with townhome owners to submit applications before ballot set on December 5. We need another townhouse owner on the board.

7. STANDING/AD HOC COMMITTEE REPORTS

Architectural Committee: Dayle Davidson reported:

Rule on lamp post/sconce was amended to eliminate first sentence under **Exclusions:** and the first two sentences under **General Requirements:** are approved. **Motion was made to accept and seconded. Board vote was unanimous.**

Compliance: Nancy Lambert was absent:

Common Area Landscaping: MaryEllen McEldowney reported:

Thanked Nick, and his crew, for putting up the Christmas Decorations. MaryEllen will be walking all the trails to look for upkeep issues for the landscaping crew. **Motion was made to accept and seconded. Board vote was unanimous.**

Rec Center Maintenance: Nick Vugrinec reported:

Pool water condition is good, will be shocked if necessary. Nick thanked community volunteers who are covering the pool. Nick will be looking at the previous work of American Epoxy, the bid winner to refurbish walkways in the Rec Center, for quality requirements. Security camera systems need updating. He's looking into replacing cameras, instead of buying new systems. Updating restroom doors for easy access, budgeted for 2024. **Motion was made to accept and seconded. Board vote was unanimous.**

Paving position open -

8. NO OLD BUSINESS

Thank you, Nancy Lambert, for repairing the pool cover.

Tony Gleadhill updated Election news, and process for taking names of residents who want to vote by mail. Call Tony or Office for paper ballots

9. NO NEW BUSINESS

Phil Clifton declared December Planning and Board meetings cancelled. **A motion was made and seconded to accept. The Board vote indicated unanimous acceptance.**



**MEETING MINUTES
BOARD OF DIRECTORS
Monday, November 28 2022, 1:00 p.m.
Recreation Center, Lounge I**

10. ANNOUNCEMENTS

January 18, 2023 Annual Member Meeting at 1:00 pm in Lounge 1

A motion was made and seconded to adjourn at 2:15 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted,

Pam Reinhardt
Secretary