**Date: 4/13/21 @ 6:00 pm – Location: Ramada**

**FINAL**

At 6pm, the President, Pete Marsden, called the meeting to order. Meeting adjourned at 8:30pm.

A quorum was determined: Pete Marsden, Deb Weinstein, James Edmundson, Sheilah Edmundson, Chip Schneider, Sally Settle. Absent: Linda Brown. Nine residents in attendance. Minutes from 3/9/21 meeting was approved.

**Board Member / Committee Reports – (Committee Reports)**

**Treasurer Report (Jim Edmundson):** As of March 31st, 2021

* Business Savings= $32,713.93
* Check book balance = $5,720.70
* Pool Reserve=$20,559.01
* March Expenses = $3,213.34 (over budget due to phase 1 landscape renovations)

**Secretary/Real Estate (Sheilah Edmundson):** as of 4/13, one home sold, one under contract.

**Architectural/Design Review Compliance (Linda Brown):**

* 4 requests pending approvals than need to be reviewed when Linda returns

**Landscape / Roof Rat (Deb Weinstein) -** No new rat activity reported

**Web Content Committee (Pete Marsden/Sheilah Edmundson) -** Nothing new to report

**Pool Committee –** Chip and volunteers to clean pool area on May 1st. Chip and Pete to discuss whether the pool committee can/needs to clean more frequent (quarterly basis?).

**Unfinished Business**

* Light Post Painting Project (corner posts) – Jim and Pete painted corner posts
* Pool / Ramada
	+ Status of Phase 1b bid / Approved / Start / Completion - Completed
	+ Phase 2 & 3 - Open discussions – over the next 6-8 months, the landscape committee will be gathering ideas on a potential design. Designs will be reviewed with the community.
* Annual Dues – All dues have been paid

**New Business**

* New signage at pool – Sally has been researching the number of signs and cost to replace. Will present proposal at May board meeting.
* Paint palette – Web site link – Linda B / Pete M - Tabled
	+ Allow S/W to have a link on our website, showing current approved palette
* Request formation of Pool volunteer committee and assign Chairperson to arrange a “Pool Day”
	+ Barb & Greg Wienand/ Terry Schneider volunteered – Pool day May 1st. Pete will temporarily be pool chairperson, Chip is board representative
	+ Clean and hose off furniture / Clean and hose off pool decking area / Scrub black wrought iron wall area
* Ramada area tree trimming – Solicit bids / Deb W & Linda B – Completed
* Rat Patrol Discussion – Communicate new program going forward – Deb to revise program.
* Discuss “holiday lights” on light posts year round – Board discussed specifying time limits for how long before holiday lights can be put up and how long after they must come down. Timeframes will be formally proposed during May meeting.
* Discuss “special” light bulbs in numerous light posts. Low lumens reduces visibility – Board agreed that all bulbs should be of similar lumens and decorative bulbs are allowed only during holidays. Lumens to be discussed at May board meeting.
* Discuss a sunshade for the pool / cushions
	+ Terry and Chip researched cost of pool shades and seat cushions. Upon review the board agreed that they are cost prohibitive at this time and not a priority given other maintenance expenses coming up in the future (bathroom roof, landscaping, etc.)
* How to address weeds in community – Board discussed in Executive Session
* Review and update Ramada Use Request Agreement. Following are the proposed changes:
	+ Raise security deposit to $250
	+ No smoking in Ramada
	+ Maximum attendees (40)
	+ For parties larger than 6 guests (outside of Friday Happy Hour)
	+ Must be concluded by 10pm

Sheilah will bring a revised agreement to the May meeting for board approval