**Date: 5/11/21 @ 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. Seven residents in attendance. Minutes from 4/13/21 meeting was approved.

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

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

* Business Savings= $29,854.01
* Check book balance = $2,849.39
* Pool Reserve=$20,559.18
* April Expenses = $6,207.05 (over budget due to phase 1 landscape renovations and utilities)

**Secretary/Real Estate (Sheilah Edmundson):** as of 5/04, one for sale.

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

* 4 requests approved (landscaping, carport screen, side gate and window canopy)
* 2 open requests (wall extensions under review by the ACC and Board)

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

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

**Pool Committee (Chip Schneider)** - Pool clean-up took 1 ½ hours. Volunteers included Greg and Barb Wienand, Tom and JoAnne Bishop, Suzie Cary and Marcia Dinneen. Chip recommended that the committee clean the pool area once a quarter.

**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 signage at pool – Sally and Linda provided signage recommendations and costs. Some revisions are being made to the proposal and will be voted on during the June meeting.
* Paint palette – Web site link – the link is approved to add to our website with a note assuring homeowners that the link to Sherwin Williams is only as a courtesy and they can use any paint brand of their choice.
* Request formation of Pool volunteer committee and assign Chairperson to arrange a “Pool Day” - DONE – Thanks to Chip, Terry and numerous volunteers
* Ramada area tree trimming – Done – thanks Deb & Linda
* Rat Patrol Discussion – Communicate new program going forward-
* Discuss “holiday lights” on light posts year round – dates to be included in revised Rules & Regulations
* Discuss “special” light bulbs in numerous light posts. Low lumens, reduces visibility (1800 lumens) – specifications to be included in revised Rules & Regulations
* Discuss a sun shade for the pool / cushions -DONE
* How to address weeds in community – Linda and Pete to address specific homeowners by letter
* Review and update Ramada Use Request Agreement. Following are the proposed changes:
  + Raise security deposit to $175
  + No smoking in Ramada
  + Maximum attendees (40)
  + For parties larger than 6 guests (outside of Friday Happy Hour)
  + Must be concluded by 10pm
* Discussion regarding carport screens. – Linda, Sally and Sheilah to research potential screen options that homeowners can chose from and will be approved by ACC.
* Discuss new locks for pool room and storage room & keyway guards – Approved

**New Business**

1. Pool heater repair – Warranty expired and is leaking. Pool contractor recommended we wait until October to repair
2. New Pool and Spa cover -