At 6pm, the President, Pete Marsden, called the meeting to order. Meeting adjourned at 8:00pm.

**FINAL**

A quorum was determined: Pete Marsden, Linda Brown, James Edmundson, Sheilah Edmundson, Suzie Cary, Chip Schneider and Pat Eichinger. Minutes from 12/14/21 meeting were approved.

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

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

* Business Savings= $4,842.97
* Check book balance = $4,749.40
* Pool Reserve=$27,288.55
* December Expenses = $3,807.63 (Over budget for the 2021 year driven by pool repairs/cover replacement and finishing the landscape renovation)

**Secretary/Real Estate (Sheilah Edmundson):** No homes on the market.

* 2021 sales summary: 7 total homes sold in 2021.  Average sale price $429K.  Up from 6 homes and $415K average sales price in 2020

**Architectural/Design Review Compliance (Linda Brown):** Received one request for side gate screen.  ACC has asked Suzie and Pat to review and will then bring to the Board as a whole. 3 letters being sent to remind people to hide trash containers.

**Landscape / Roof Rat (Pete Marsden):** no update

**Web Content Committee (Pete Marsden/Sheilah Edmundson) –** website updated with December financials, holiday pictures

**Pool and Trash Committee (Chip Schneider)** –Will get group back together to clean pool in February. We have enough volunteers to cover trash/recycle for January and February.

**Lamppost report (Chip Schneider)** – As of today, 3 homes are still being addressed. All on Medlock.  Update:  One home fixed. 2 more to go.

**Unfinished Business**

1. Pool / Ramada - Phase 2 & 3 - TABLED UNTIL MID 2022
2. Revised Rules & Regulations Discussion and distribution – No questions from attendees
3. List of community service providers – Arlyne working on the service provider list. Sheilah will update her progress at February Board meeting
4. Street Light discussion- One home fixed, 2 more to go.
5. Reserve Funds Study – TABLED TO 6/2022
6. Replacement of plants – Front Common area- initial budget approved – Linda to purchase and arrange install. Linda also suggested golden bougainvillea to place in front of the Ramada gates.
7. 2022 Dues Letters – Distributed week of 12/26
8. Termite Issue – Treated 12/28. Note: Board secretary to keep track of 3 year warranty.
9. Peerless Water Pipe Inspection – A board member was concerned there could be a leak near the pool pump that is causing the ground to not dry out and the building exterior appears to have water damage. In order to diagnose the potential leak, Linda reached out to Peerless Plumbing to get their help. Peerless recommended we coordinate with our pool vendor to turn off the water and they could then scope the pipes looking for issues. Pete and Linda will coordinate on whether this is the best route to go.
10. $25 Gift Cards to service providers – DONE – Distributed to 3
11. Pool Issues – Pool vendor fixed the Spa motor

**New Business**

1. 2022 Budget – Approved
2. Discuss Ballots for 2022 Annual Board Election
	* Nomination committee – Pete Marsden, Chip Schneider, Sheilah Edmundson
3. Finalize carport screen options and post on website – Moved to February board meeting
4. Discuss Moxy / Green Machine Quarterly Pest Control - Getting a quote from Green Machine for quarterly treatment and compare to Moxy
5. 54th Annual Meeting

Approved Meeting Timeline:

**February 2nd –** Inform community of Annual Meeting

**February 8th –** February Board Meeting

**February 27th-March 1st**- Annual Meeting Packets distributed/mailed to your door

**March 4th** - Meet & Greet the Board Candidates at the Friday Happy Hour 5:30-6:30pm at the Ramada (pizza is served)

**March 9th** - Monthly Board Meeting

**March 11th** - Deadline to return voting materials

**March 12th** - Annual Meeting - 10am at the Ramada