



Board of Directors Meeting Agenda

5/1/2025 6:00pm

Board Attendees: Sam Baird, Frank Tometich, Bill Starkweather, Dara Goroff, Dan Starr

Owner Attendees: Ryan and Andrea Howard, Tara Isakson, Noah Richman, David Stout

Agenda:

- Approved 04/05/2025 Annual Meeting minutes
- Approved Financials through March 2025
- Officially voted Noah Richman onto the Board as Vice President
- Financial Update:
 - Pool Project Budget has \$25k remaining of \$135k earmarked for project
- Future Directors Meetings:
 - Dates - June 5th – Thursday
 - Times – 6:00 pm
 - Location – Dan S.'s house
- Committee Updates/New Business
 - Grounds/Trees
 - 3 trees cut down by pool 2 by end of block due to damage related to age/dryness
 - Palms still need trimming
 - Pool
 - Papers are submitted to get permits to continue pool and deck
 - Expected permit approval within 2 weeks
 - Deck work in process – will be done May 10th
 - Furniture will be done last following landscape touchups
 - Projected completion = Memorial Day weekend
 - Courts
 - Electric bill for tennis courts very high (\$600/month)
 - Timer is currently in use
 - Tennis courts being used by those who don't live here
 - Locks don't work on tennis courts
 - Gate does not line up
 - Board will obtain quotes for gate/lock repair for courts and gates abutting the Country Club
 - HOA Compliance
 - Back flush valves checked each year //included in final inspection of pool
 - Irrigation system done
 - Annual report due – Tara Isakson will submit by 5/2/25
 - Owner Compliance



- No issues raised
- General/Other
- Projects
 - Board will close APS street lighting replacement project and remove this line item from future meeting agendas

Potential future common area projects:

- Pathway lighting replacement quote obtained:
 - Planning for higher lights spaced further apart to avoid mower damage
 - Bid for replacement is \$7k
 - Will wait until pool is complete to understand funds remaining
- Tennis court repaint
 - Board will obtain bids (previously quoted at \$12K) Homeowner has offered to paint it
- Tennis court light conversion
 - Brief discussion of solar lighting

Owner Discussions:

- Ryan and Andrea Howard: Concerns about unprofessional behavior from tree trimmers. Frank T. assured homeowners he has and will address with tree trimming management – unprofessional conduct will not be tolerated. Dan S. informed Ryan and Andrea that the insurance company holding the policy for the MVGLTA common areas will not insure playground equipment in the common areas. Homeowners agreed to remove swing set and hammock from common areas to avoid insurance issues. Homeowners expressed enthusiasm for tree replacement and offered sourcing suggestions.
- David Stout: Concern with condition and appearance of courts (Tennis and Pickleball) and surrounding benches. Board communicated that potential improvement project will be considered following completion of the pool project.

Executive Session:

- **All issues addressed**