



Board of Directors Meeting Agenda

10/19/23 6:00pm – 7:00pm @ Frank's home

Attendees: Bill Doyle, Dan Starr, Sam Baird, Frank Tometich, Bill Starkweather, Steve Reed, Byron Ayle

Agenda:

- Approved August 2023 meeting minutes
- Approved Financials through Sept 2023
- Committee Updates/New Business
 - Grounds/Trees
 - We will do one more Mosquito treatment, then pause due to financial constraints
 - Overseeding will occur on 10/23/23
 - Pool
 - Resurfacing update by Bill Starkweather. Two bids reviewed with several levels of work that could be completed. Board agreed to continue to collect bids and plans to review the options with the Owners in the April 2024 Annual meeting. The work to be completed will require an ownership vote and capital assessment.
 - Courts
 - Bill Starkweather to combine with Pool bids/Annual meeting discussion
 - General/Other
 - The Board agreed to increase the Transfer fees to \$3,500
 - Dues increase will begin 1/1/24 at \$160.00 per month. Bill Doyle will prepare an email that will be sent to all Owners discussing the need for the increase.
 - CC&R update/amendment is dead
 - Adding to minutes an off-cycle approval. In September, the Board approved a change in the violation fee structure. Fees changed to \$100/\$500/\$1,000 for recurring violations. Does not apply to late payments.
 - Other
 - Holiday party/Luminary build is scheduled for 12/16/23 in the pool area. Sam Baird to determine the charity.

Potential future common area projects

- ~~Slurry/sealcoat asphalt (Frank)~~
- APS street lighting replacement (Dan) – waiting on APS to install
- Pathway lighting replacement (Frank)
- Tennis court repaint (Bill S.)
- Pool resurfacing, deck resurfacing, spa area addition (Bill S.)