

Board Meeting on October 12, 2023

Start Time: 7: p.m.

Board Members in Attendance: Khim Taylor, Ronnie Williams, Stacey Roberts, Andrea Thomas, Beverly Wallace, Mary Ann Alexander, and Sidney Lewinson

1. **Reading of Meeting Minutes from zoom meeting of September 11, 2023 by Ronnie**
2. Board Business discussed.
3. **Banking Matters and Related Matters: Khim gave the status of deposits, debits, and bank balance.**
4. Ballot Count for fence Proposal: The fence proposal failed. Reminders were sent for ballots to be returned. An extension was granted, after the deadline of Sept. 18, 2023, to allow for additional ballots to be returned. The proposal did not pass, even with an extension. Residents will be notified of the results in the fall newsletter.
5. **Status of HOA Delinquencies from County (Disbursement) and NR:** We expect the next disbursement and delinquency lists from the county in November 2023. We expect some corrections to be made, as stated by Khim and Andrea
6. Repairs to the wet pond gate was an emergency: Andrea sent pictures of the gate damages which was repaired by Split Rail Co. The damage occurred on the weekend of September 22, 2023. The cost of repairs was \$325. This is an additional cost to the repairs made in July 2023.
7. **Emailed Estimates for the ponds from:**
 - A. **Forever Green Vendor:** 1. Andrea explained the first estimate of \$1500 for cutting grass in the wet pond and cleaning out the sediment from the inlet and outlet in the dry pond. The estimate did not include creating a slope on the terrain allowing drainage from the inlet to the outlet in the dry pond. The estimate for fertilizing the front entrance area and treatment for weeds was also explained. Estimates were emailed to Board members, prior. Members agreed that Forever Green should explain why the creation of a slope was omitted from their estimate.
 - B. **Brightview Vendor:** Andrea explained that their estimate included cutting grass in the wet pond, cleaning the inlets and outlets of the dry pond, and creating a slope for proper drainage in the dry pond. Their estimate was \$6, 300.
The Board agreed that their estimate was too high, even though it included the creation of a slope for proper drainage. The estimate were emailed to the Board, earlier.
 - C. The third vendor which was contacted for an estimate, did not respond.
8. The Board agreed to contact Cheetah Tree Service to check the condition of a tree limb that overhangs the road in the common area near the metal traffic barriers.
9. **Deed Violations:** Andrea, with Board approval, sent letters earlier to 8 homes with violations. A discussion of the problems followed. The letters were followed up by Beverly, Mary Ann, Andrea, making home visits regarding violations.
10. Contracting w/ Neighborhood Resources (collection agency for YF) for Open deed Violations:

- A. The Board agreed to reschedule the cancelled meeting from earlier in October with the Collection Agency to explore the possibility of contracting with the agency to handle deed violations.

11. Replaced Utility Cover near the common area which had posed a danger:

- A. Ronnie was thanked for obtaining help to have the large hole covered by a utility company.

12. The Board addressed emails to the Board: Residents were concerned about loud music and noise from vendors in the early morning. In the October Newsletter, the board will address the issue.

13. The board voted to have the vendor plant yellow and orange mums on the islands in the front entrance. The large lavender plants will be removed, instead of being trimmed, as in the past.

14. The need for a newsletter was discussed. Andrea volunteered to organize the fall newsletter.

Adjournment: 8:30 p.m.