

## **April 2017 Board of Director's Minutes**

Tuesday, April 11<sup>th</sup>, 2018

HOA Community Pool

### **Board Members Present:**

**President:** Charles Charamut

**Vice President:** Dennis Simmons

**Secretary:** Sarah Traver

**Board Member at Large:** Laura Brown

**Architectural Review/Landscape Committee:** Bob Mackenzie

### **Board Members Absent:**

**Treasurer/ Yard of the Month Committee Chair:** George Wallace

**Pool Committee Chair:** Ashley Schuster

**Guest Speaker:** Kenny from K and R Cuts

**HOA Home Owners Present:** Steven and Deborah Lubas and Dave Daniels

**Meeting was called to order by Board President Charles Charamut at 6:30 PM**

**Current Balances for Bank Accounts:** \$58,943.75 in checking. \$6271.17 in Savings.

**Minutes:** A Phase 2 Homeowner asked about the shingle/metal roof issue in the minutes and Charles gave an explanation about the metal roof from previous meetings. Charles stated that he was looking into using survey monkey to ask all home owners their opinion about changing the covenants to allow for metal rooves. He stated that we need 90% of homeowners in agreement in order to change them. Bob Mackenzie made a motion to approve the minutes and Dennis Simmons Seconded the motion

### **Old Business**

**Fence Cleaning Quote-**A quote was given for fence cleaning in areas of Phase 2. The prices were as follows: \$200 for rear entrance fence, \$475 for pool fence and buildings and another \$200 for the trellis to be cleaned. The trellis was recommended to not be done because it is made out of wood. A motion was made by Laura to pay \$200 for the rear entrance fence and the \$475 for the Pool fence and buildings and was seconded by Dennis. All in favor.

**Sidewalk**-The sidewalk that a homeowner last month stated needed repair was inspected. The damage was deemed not to be a safety issue at this time.

**Speed Sign**-Chuck stated that he did not yet ask about the speed sign for the hill entering Phase 2.

**Plat Map**-Chuck said that he will be able to get a copy of the plat mat.

**Drain**-Chuck stated that he called in a work order for drain pond CD4 as it is not draining.

**Pool Upright Chairs**-Ashley was not present so we were unable to find out if the material was ordered to fix the chairs for the pool.

**Pool Cameras**-Chuck and Dennis are looking into wire for the cameras. There are a lot of cameras that are mounted but not wired. Dennis will get a quote for the conduit. There should be 10 cameras and 2 wireless cameras. The cameras will be set up so that they will see down the road both directions. One of the present homeowners suggested painting lines so that we can start catching individuals that speed down the road.

**Towing**-Chuck is looking into getting "will be towed" signs for Phase 2. The question that needs to be answered is who pays for the tow. Cars are still being parked on the grass and a suggestion was made that the name of the tow company be put on the signs. Chuck stated that there are two trailers on Havenmist that are parked in the front yard.

### **New Business**

**Landscaping at Back Gate**-Kenny from K and R cuts presented several options of brick and colors for the back entrance. He suggested that we landscape with stuff that do not need to be watered frequently. The board and home owners discussed that the back entrance needed to be more appealing to the eye. Kenny discussed the different types of brick and stated that there was really no difference in price between the three samples that he brought. Kenny suggested that everyone look on their Facebook page and their website to see the types of work that they have done with the different types of bricks and plants. Kenny stated that the 30 lb Tumble Block will hold in down hills and we need to make sure that we understood we need to use something that will last and will hold for a long period of time. The board discussed that the irrigation system is in place, the power and the meter needs to be put back in. Kenny stated that there are new ideas for plants that are longer lasting and do not need a lot of work. The board requested that Kenny draw up 2 or 3 options to see what type of plan would be best for our needs. The board suggested that the bricks be 2 or 3 bricks high in the plan.

**Water Damage in Boys Restroom**-Chuck and Dennis stated that as they were looking at where to wire the cameras they noticed that there was water damage in the boy's restroom. Dennis stated that he would most likely have to tear down the ceiling and that it may have been an

issue with the venting. It was brought to the board's attention that when painting was done that the paint sealed off the ventilation and closed off the air to the building. Chuck and Dennis will work on this.

**Hole Behind Pool**-Chuck stated that he is going to try to get a quote to fill in a huge hole behind the fence at the pool

**Swimming Lessons**-A discussion was had about the possibility of having swimming lessons and water aerobics at the pool. Sarah stated that she has taught swimming lessons and water aerobics for the last 20 years. Chuck will look into what insurance says about holding classes in the pool.

**Bank Authorization**-The board discussed changing those who are authorized to write checks and for online access to the Savings Account for the Phase 2 HOA. The board agreed that George Wallace, Treasurer, Chuck Charamut, President, and Dennis Simmons, Vice President will be the authorized signers on the Savings account. The board also agreed that Laura Brown, past treasurer and Bonny Reyes, former president, be removed from this account as well.

**Meeting Adjourned by Charles Charamut at 7:29**