

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

Tuesday, March 7<sup>th</sup>, 6:30 PM

Crosspoint Church

### **Board Members Present:**

**President:** Charles Charamut

**Vice President:** Dennis Simmons

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

**Secretary:** Sarah Traver

**Board Member at Large:** Laura Brown

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

**Pool Committee Chair:** Ashley Schuster

### **Board Members Absent:**

**Guest Speaker:** Susan Ingleton, 6120 Saddle Horse Lane

**Meeting was called to order by Board President Charles Charamut at 6:35 PM**

**Minutes:** George Wallace made a motion that the minutes be approved and Dennis Simmons seconded. All in Favor

**Treasurer Position:** President Charamut accepted the resignation from the treasurer position of Laura Brown. George Wallace was appointed by Chuck, and approved by the board members, to become the treasurer and he accepted. Chuck also stated that himself, Dennis Simmons, and George Wallace will be authorized to sign checks on the association's bank account. He also stated that two persons currently authorized to sign checks, Mr. Bobby Reyes, and Laura Brown will be removed from the signature card at the bank.

**Treasurer's Report:** George Wallace stated that there was currently \$36,414.02 in the checking account and \$6276.80 in the Escrow account. George also stated that the HOA dues, due March 15th, are approximately half way through being paid. He suggested that CRI needs to be notified that second notices will need to be filed for those who do not pay by the 15th and that liens will need to be placed after that point.

## **Old Business**

**Metal Roof-**Dennis Simmons stated that he has paid the \$200 dollars toward the retainer fee to the lawyer. No other discussion has been had pertaining to the metal roof.

**Meter-** CHELCO has stated that we need to get a permit for a new meter at the back entrance. Electricity is needed at the back gate in order to get the irrigation system working again. Several members discussed the plants at the back entrance are in bad need for proper irrigation. The issue will be that the wiring will have to go underground and will need to be placed below the driveway. It was discussed that there is still money in the budget to get the back entrance taken care of. Charles Charamut has asked for a Plat Map from the county to determine what we own and what the county owns, but has not received a call back. The suggestion was made that CHELCO come put the meter in and then have the electrician that we have been using to do the rest. Bob MackKenzie is going to ask for a quote from this company to get this done and a timeline for how long it could take.

**Pool Cameras** Chuck and Dennis will go to the pool Friday to see where the cameras can be placed.

**Accountant Change-** George Wallace received the Rules of Engagement from CRI. The new cost will be \$330 up from the old price of \$315. Charles Charamut and Dennis Simmons will review the document and will ask about the extra duties listed and whether or not they will cost more or are included in the price. Both parties will review the document with a goal of having it signed and returned to CRI by Friday, March 10<sup>th</sup>.

**Pool Loan-**Several homeowners have questioned why we need a new deck at this time. The paver company also told George Wallace that the price of materials has gone up and a new estimate will be reworked. Ashley Schuster mentioned that the Pool Inspector stated that the cracks in the pool stairs going into the pool may be a higher priority at this point. The crack could last another year or two but it will become a safety hazard. Charles said that he would look to see when the pool was last resurfaced. The pool loan will be put on hold for the time being and will be revisited at the next board meeting. Meanwhile, George suggested that he call the individuals who resurfaced our pool last time to get an estimate for resurfacing. It was suggested that the resurfacing could be done at the end of this pool season. Discussion was had about needing to change the line item in the budget for the pool in order to reflect the resurfacing. Dennis Simmons said that he would look at other ways to fix specific cracks on the pool deck.

**Sidewalk-**Susan Ingleton of Saddle Horse Lane stated that she had cracks in her front sidewalk that were a concern to her. Dennis Simmons stated that he was going to look at Phase 2 of repairs (Phase 1 occurred last year) to see which ones were pressing at this time.

**Underbrush**-George discussed that there is still a need to clean up certain areas where underbrush needs to be cleaned. Up.

### **Committee Reports**

**Pool**-Ashley Schuster stated that the pool is officially open and that a large group of people have already got their pool passes. She stated that the lights in and around the pool are still an issue as well as the crack in the stairs. Ashley is going to check to see where our new Health Permit is. She also stated that she would need approximately 2 rolls of material to fix the pool deck chairs. She will also get quotes on new upright chairs for the pool deck. Discussion was also had the cost for residents to get a second card. The board discussed a one-time \$40 fee for Phase 2 residents.

**Speed Limit Sign**-George discussed the need for a taller Speed Limit sign going down the hill into Phase 2.

**Architectural/Landscape**-Bob MackKenzie said that there was nothing new from the last meeting. He will request that the palms by the bathrooms at the pool be cut. He stated that one request has come in from a resident about wanting to put on a porch. Bob has asked for a drawing of what the owner is requesting. K&R started landscaping the pool today and that will be at next month's meeting. He also stated that the plastic fence at the back entrance needs to be power washed.

**Yard of the Month**-George stated that Yard of the Month will start in April

**Meeting Adjourned by Charles Charamut at 7:54 PM**