

April 25, 2016 at 6:00 pm at Grace Fellowship Church

ARC Meeting

5:30 PM- No meeting was held

Board of Directors Meeting

6:00 pm

Minutes of Meeting

Directors Present: Brian Hume, Bernie Fischer, Arvedra Simmons, Chuck Cihal, Pat Dodsworth, Lynn Hudson, Michelle Pennington, and Marie Simeoneau.

Excused Absence- Stacey Gammella

Call To Order: Brian Hume called the meeting to order at 6:00 pm.

Bernie then read aloud a letter summarizing the past and the actions taken to resolve any prior issues involving the board involving meeting with counsel and the result in moving forward as a board. (the report is attached for exactness of content). Pat moved to insert the report into the minutes. Michelle seconded and the motion carried unanimously.

Approval of February Meeting Minutes: Michelle moved to approve the February 15, 2016 minutes as presented. Brian seconded and the motion carried unanimously.

Financial Report: Cash on hand, etc.: Kevin reported through March 2016 as follows:

AAB Operating: \$36,578, Chase CD: \$\$20,180, AAB Rec Fac Operating: \$30,031, AAB Rec Fac Pool Key: \$5700, AAB Ashwood Reserves: \$15,317, and AAB Rec Fac Reserves: \$16,494.

Also noted was that as of this report date there were a total of 31 homes unpaid, however through "today", there were only 19, and 1 of those was awaiting a check to clear as it is not paid in full also. Less 3 or 4 that have been in legal hands for a long time, there are only about 15 homes to consider moving to collections. The board will await the next meeting and see who is left at that point. Management will attempt to clean up any final accounts on the street.

Committee Reports:

- ARC (Later in agenda): N/A

- **Joint Rec Report:** Arvedra noted: 1. Tubing was replaced to the pool feeders; 2. Nets are being replaced on the basketball courts; 3. Parties are now requiring an application to be approved for the pool area to control damage; 4. A sprinkler head is being replaced by US Lawn; 5. Arvedra has the keys for the Rec Facility to issue to folks needing them.

Old Business:

- **Draft Amendment Discussion and update:** Kevin noted that 71 folks voted overall, but only 44 voted “in favor” of the amendment, so the item will be dropped.
- **Palm at entrance:** Kevin noted that the palm tree at the entry was replaced and it is being watched to ensure it lives.
- **Large Palm Trimming:** Kevin noted that this was done following the last meeting.
- **Outlets at Entry:** Kevin noted that he spoke to Best Electric and they noted they did exactly what they were supposed to do. Bernie noted he looked at the contract and they apparently had so the item will be dropped and a cost sought to restore outlets at the entry for holiday lighting.

New Business:

- **ARC applications (P.O. Box or change to Mgmt Firm):** Kevin will give a mailbox key to Pat, and the applications can continue to go to the mailbox.
- **Newsletter (new Format):** Discussion ensued about a new format and style to go out to the members. Sharon Hill expressed her feelings that the Board moved to another format without speaking with her and working things out with her. Brian apologized for the break in communication and the Board ensured her that it was not personal; they simply wanted to change the style and message sent to residents.
- **Compliance Drive results:** Kevin noted there are 26 current open cases at this time. The drives are going well overall and many homes are complying. Kevin will reach out to the Board in advance of future drives and take board members on the drives as much as possible.
- **Entrance Signage:** Kevin noted that Bob from Art Kraft signs will be stopping at the property to work on locating the lettering on our signs, AND, look at creating a new design for the future.

Any Other Business

- Chuck: N/A
- Arvedra: N/A

- Michelle: N/A
- Pat: N/A
- Lynn: Asked about the round-about on San Miguel. Kevin and Arvedra will reach out to US Lawns to maintain.
- Marie: N/A
- Bernie: Asked about a reimbursement for a lock to replace the storage unit old lock. He further noted that paperwork was added to files during the attorney visits and that a breach was concerning.
- Brian: N/A

From the Floor:

A resident asked that Mgmt bring a few extra sets of financials to the meetings. Further noted was that the resident had concerns regarding the accounting no longer using Quickbooks or the association's personal laptop. Lastly noted was that current newsletter was lacking some important potential information that used to be published.

A resident from 3872 noted that she was one of the fence issues and desired to have a board member come by and assist her with the situation. The Board will assist.

A resident noted that in the past 2 years, she had never received a newsletter or information at all, and that the current Board is attempting to do their best overall and that all should just let them do it.

A resident noted that she did not feel it was necessary to know things such as ARC applications submitted, etc. Kevin noted that he would appreciate any residents however reaching out to the Firm and noting changes that are happening so that the community can ensure the process is simply being followed.

A resident noted that a letter she sent to a Board Member was mentioned / shown to residents.

Adjournment: With no other business at hand, Brian moved to adjourn the meeting. Pat seconded and the meeting adjourned at 7:07 pm.

Respectfully Submitted,