



HOA Board Meeting Minutes

September 29, 2021

This Meeting was called to order by HOA president, Steve Williams at 6:30 pm. All board members are noted as present. Member participants used the sign in sheet to document attendance and a quorum was established. Minutes from the July 14, 2021 Board meeting were approved. Additionally, the Agenda for the September 29, 2021 meeting was approved.

There is no unfinished business.

Roger Roberts, head of the HOA Architectural Committee was absent and agenda item 2, "ACC Report" was forgone, accordingly.

The board unanimously approved the 2022 Business calendar which documents 6 scheduled board meetings (1 meeting every other month) as well as the annual HOA Association Member meeting to occur in June, noting the month of the annual meeting has been changed to June moving forward to take advantage of the opportunity to hold this outside at the Deer Ave cul-de-sac.

Next Steve covered the most recent interactions with Creekside Landscape, Inc. He explains a contract has been created to document a rate and frequency for service of the neighborhood entrance. The agreement allows for twice-monthly servicing with additional services to be completed as needed at a specified rate. It is to be renegotiated yearly, with an opt out clause for either party with a 60-day notice. This contract is unanimously approved by the board.

The board unanimously approves the previously discussed Administrative Regulation 1.0, Enforcement of Declarations. It is agreed that Melinda Cooper will mail hard copies of the amended CCRs to each HOA member.

Steve then announces an HOA member, Leigh Kelley, has responded to the recent solicitation for the Communications Officer role. She is noted as present at this meeting and states she can begin serving in this capacity immediately. The board unanimously approves Leigh and welcomes her as the new Communications Officer. Specific duties will be discussed in the near future.

Moving forward with the agenda we discuss the need for website maintenance. HOA member, Victor Kintz, present at this meeting, volunteers to serve as the community's Technology Officer and is unanimously approved by the board to do so starting immediately.

Steve then turns the boards attention to the need for a location for upcoming Board and Association meetings as weather begins to change making outside meetings unappealing. A present HOA member and school district employee states he will work directly with Steve to pursue the school district as an option, suggesting likely access to the High School. The board eagerly accepts the offer for assistance.

Finally, the board introduces a draft of a questionnaire to be distributed all HOA members, offering a choice to opt in or out of a hard-copy community directory. The board determines only one contact per household will be listed on the directory in effort to avoid concerns such as potentially being asked to include minors, short-term residents or handling a cumbersome amount of data.

Meeting is adjourned at 7:15 pm.

Minutes recorded by Melinda Cooper, Secretary.