

**MINUTES OF
MEETING OF THE BOARD OF DIRECTORS**

Date: Thursday, October 17, 2019

Time: 7:00pm

Place: Clubhouse

I. ROLL CALL

Present: Karen Erickson, Emil Rus, Matthew Mitts, Ronald Holmes and Al Bishop.
Also present: Annmarie Coniglio, Property Manager.

II. CALL TO ORDER

Chair Karen Erickson called the meeting to order at 7:00 p.m.

III. APPROVAL OF AGENDA – Matt noted that he had additions to the agenda, stating “I would like to assign a new director to the office of President. **I move to remove Karen from the office of President for cause.” Emil seconded. After discussions, Membership in attendance requested that they allow their voices to be heard by a quick survey. Membership spoke in favor of keeping Karen in the office of President. After discussions, the motion failed 2-3 with Ron, Al and Karen opposed.**

Matt added that he would like to appeal the denial of his fence and that “I would like to dismiss Annmarie for cause.” Membership spoke in favor of keeping Annmarie and requested a quick survey so their voice could be heard. After discussions Matt noted the Membership’s opinion and stated that he will move his fence appeal to the November meeting.

Ron motioned approval of the agenda; Al seconded and the motion carried unanimously.

IV. APPROVAL OF MINUTES – September 19, 2019 – Al motioned approval of the minutes; Emil seconded and motion carried unanimously.

V. REPORT OF PRESIDENT – Karen gave the President’s Report.

VI. MANAGER’S REPORT – Copies of the Manager’s Report were made available to the Membership.

VII. REPORT OF COMMITTEES – Committee Reports, in written form, were made available to the Membership.

VIII. APPROVAL OF REPORTS- Al motioned approval of the reports as presented; Ron seconded and the motion carried unanimously.

IX. UNFINISHED BUSINESS

- a. Maintenance Contract – Hoover Pumping Systems – After discussions, **Matt motioned approval of the maintenance contract; Al seconded and the motion carried unanimously.**

X. NEW BUSINESS

- a. Card Key Locks Installed on Restroom Doors – After discussions, **Matt motioned approval; Al seconded and the motion carried unanimously.**
- b. Pavement Evaluation Study – After a brief introduction, Matt recommended the proposal from CPWG & PMG. After a Member’s suggestion to go back to Culpepper & Terpening to verify that they already periodically do a pavement evaluation study, this item was tabled.
- c. Sealcoating Bids (ranked proposals will be forwarded to CDD Engineer) – After discussions, it was agreed that the proposals would be sent to the CDD for their recommendation (proposals were not ranked by Board of Directors).
- d. ACB Guidelines – It was agreed that the proposed ACB Guidelines would be sent to Association’s counsel for his review and then will be brought back to the Board for consideration. **Ron motioned approval; Al seconded and the motion carried unanimously.**
- e. 2020 Proposed Budget – review and discuss (formal approval scheduled for November 21) - The Board suggested the following changes be made:
 - Decrease Event Income to (#4094) to \$3,200.
 - Increase Election Expense (#5047) to \$3,000 to allow for return-postage to be included with ballot.
 - Reduce Annuals Planting Project (#5317) to \$0
 - Increase Electricity (#5450) to \$81,000
 - Reduce Preserve Area (#5751) to \$20,000
 - Increase Sidewalk Repairs/Replacement (#5753) to \$5,000

After discussions and answering questions from Membership, **Al motioned approval of the draft to be mailed to residents; Emil seconded and the motion carried unanimously.**

XI. MEMBERSHIP COMMENTS

- Reserves – Funds from reserves should only be used if and when there is not enough money in the operating fund.
- Board members are encouraged to get more involved with and attend CDD meetings.
- Members who are not in favor of the proposed amendment regarding term limits encouraged everyone to vote “no” at the Annual Meeting.
- Fountain at front – try Muriatic Acid to clean it again.
- Lights cover the plants at the monuments and should be trimmed more frequently.

XII. ADJOURNMENT - There being no further business to discuss, the meeting adjourned at 8:50p.m.

Respectfully submitted,
Annmarie Coniglio, LCAM

Please Note: An audio recording of this meeting is available to hear upon request.