

OPEN BOARD MEETING MINUTES

May 12, 2021

TIME: 7:00 PM VIA ZOOM

Meeting called to order at 7:00 pm by president Bob McConaghy.

**Ten (10) Members in attendance, along with TJ, property manager.**

TJ Emele

Bob McConaghy

Kathryn Fitchett

Tim Crabtree

Doug Jones

Teresa Esquerra

Deanne Meningall

Linda Whitney

Susan Nelson

Kayla McClain

Jeff Frick and Vicky

**Homeowner Forum.**

Susan Nelson: Is pool going to be open soon.

Linda Whitney: concern of cars breaking down on the driveway and pot holes

Deanne Meningall: N/A

Jeff & Vicky: N/A

**Previous Minutes.** Tabled to next meeting. Tim moved to table; Doug seconded; motion passed.

**Treasurer's Report**

Nothing unusual in financial report. Current bank balances were not provided to Kathryn by APM. Tim moved to accept financials for review; Doug seconded; passed.

**Title Transfers**

Lot 216, 3110 W. Manzanita, bought by LLC for \$205,000. TJ says that this unit will flip. 3111 W. Manzanita is also owned by the LLC

**Work Orders**

No open work orders

**Architectural Requests**

Lot 146 wants new windows by Home Depot. Does not have window bars. Kathryn wants windows to be inspected by John or TJ after each time someone puts in new windows. Tim moved to accept, with stipulation that the windows fit and do not change the outside of the windows, and that screens fit; Teresa seconded; motion passed.

**REPORTS**

**Building and Maintenance (Kathryn):** Waiting for David Mangum's contractors through Home Depot to install approved windows. After they are installed, the HOA is to get two weeks' notice. Then Chris

Morgan will put bump-outs around the windows and door to match the next-door neighbor. John working on water by the west wall and Loma Lane. A tree had been cut down, but the stump was still growing and the roots were entwined in the pool, bent and pressed down on the pipe, causing the leak. John had to replace about 5 feet of pipe. On Griswold, there are places not being watered, and Sun Country will need to come in and work on the valve box. Looking to replace another storage shed roof by Chris Morga. John doing dump runs about every week. Still finding heroin tin foil on property every day. Have some security issues. John works on sprinkler system every day, replacing 16 to 20 sprinkler heads.

**Landscape Report (Doug):** Had a couple of issues with landscapers. Edger chipping up the sidewalks, and so will stop using the edger and will use the weed eater. Olive tree by Doug's fell down, and Kathryn will ask John to contact Sun Country to look at trimming our trees. Sun Country has been doing good on the bushes, but need to attend to the weeds. By the basketball court railroad ties, there is no grass. Kathryn said that John bought a bag of grass seed, and she will ask John to put some grass seeds over there.

**Management Report (TJ):** Management items completed. TJ to submit new rules for the pool; waiting on signed pool document, signing off on Governor's Resolution. Rules to be put on metal signs, and John will take to the sign company to have those issued.

**Block Watch Report (Kathryn):** Having problems with dumpster drivers. John coming in at 4:30 am to be sure security lights are working. John caught a couple behind a dumpster having sex about 5 a.m. Kathryn has been going to the Zoom block watch meetings, as well as Kayla McClain. Police working 27<sup>th</sup> Avenue from Northern to Indian School, cleaning it up. HOA receiving a video of two men in the middle of the night, with guns, urinating on a storage shed. Kathryn sent the video to the HOA CAO, and they are very concerned about the guns on our property. Police to start driving through our property at night. Everyone has to be very careful, and tell children not to pick up things on the ground. A blue pill (phentinel) will go into the body, even though just touched. Kayla liked the block watch meeting, and will attend more meetings.

#### **OLD BUSINESS:**

**Amend CCRs:** Board members need to go through each paragraph like it is a brand-new document. TJ suggested CCRs be changed to allow board meetings at the board's discretion, knowing we need at least four meetings a year for the Block Watch. Kathryn went through the paragraphs of the draft CCRs, and the Board members discussed various paragraphs, old and new. Tim and TJ talked about specs for patio covers to be standardized and put on HOA website. That may be the next agenda item to have someone talk about specs to the Board on a Zoom call. Discussion stopped at the paragraph regarding gutters at Section 7.9.

**Pool Area Re-Opening:** Board voted on opening the pool Memorial Day weekend. John will put up the new pool rules and then open the pool. Tim moved to open the pool on Memorial Day; Teresa seconded; motion passed.

**Mail Cages:** Mail cages 6 and 7 have been worked on by John. The locks are old and may need to be replaced one at a time because of expense. TJ says fresh keys are having problems with the old locks. Some mail boxes are not staying shut and are being vandalized. Need new mail boxes. Pedestals are the best, and will cost \$20,000 to \$30,000. A professional will need to install the pedestals and new keys

issued to everyone. TJ will look into how much the stainless-steel pedestals will cost. He knows one company that is reliable, and the product has to be specially ordered. TJ has a list of each cage and the mail boxes contained in there.

**NEW BUSINESS:**

**Pool Keys and Gate Locks Change-Over:** TJ talked about changing locks every three years because of new tenants and owners. It would probably cost around \$1,000 to install locks and issue keys. Cutting it too close to Memorial Day to change locks this year, and will wait until next year. Table to the winter of 2021.

**Mail Cages:** TJ to investigate new mail boxes for the cages.

**Block Watch:** Kathryn has two friends who will help with paperwork on Block Watch application for grant in 2021 and the quarterly reports. To apply for the grant in November, we need to have four Block Watch meetings for the year.

**Adjournment: Motion to adjourn by Tim; Kathryn seconded; Motion passed. Adjourned at 9:54 pm.**