



HOA Board Meeting Minutes

September 15, 2021

President: Michele Valencia
Vice President/Treasurer: Mark Pfister (Absent)
Secretary: Brianna Williams
Director at Large: Bob Taylor (Absent)
Director at Large: Jason Lowe

Director at Large: Julie Hutto
Director at Large: Bill Klinger (Absent)
Director at Large: Erick Rock
Director at Large: Brian Agee

Managing Agent: Nick Desenberg, All-In-One (AIO)

Quorum Requirement: 5

Quorum confirmed and meeting called to order by Michele Valencia at 7:36 PM.

Unfinished Business:

- Minutes from May Board Meeting submitted for approval. Motion for approval by Michele Valencia and seconded by Erick Rock. With no corrections or opposition, minutes were approved as presented.
- Nick Desenberg provided an update related payment plan for 1404 Hampton Glen Dr.

Treasurer's Report:

- Michele Valencia reviewed financial position of HOA Accounts as of 8/31/2021:
- Operating Acct - \$82,089.53
- Reserve - \$52,479.87
- Total Assets - \$134,569.40
- 2021 Tax Returns have been signed and filed
- Nick Desenberg provided an update on outstanding delinquencies, noting that an "order to compel" was filed against previous owner after foreclosure on 1477 Fenwick Drive as a last attempt to collect the outstanding debt before charging off. Board unanimously agreed to waive the second outstanding delinquency of \$25 on interim owner between foreclosure sale and renovation sale due to cost of collection.

Other:

- Michele Valencia provided an updated related to new Fundraising Committee Chair, Jennifer Cowan, and plans to organize a formal committee and project plan for presentation to the Board. Primary goals of fundraising will be for playground shade/cover, pool expansion, and clubhouse update. Estimates will need to be obtained for each project to determine fundraising goals for enhancements. AIO to set up Fundraising GL. Board members discussed and agreed to poll homeowners in a survey related to the enhancements being considered and related cost for support and input.
- Michele Valencia provided a summary of the leasing restrictions as defined in Covenants, and results of the preliminary audit of leased properties for the HOA for estimated position toward leasing capacity. Nick Desenberg provided information for board consideration to contract RMS as a lease management service to handle all research, coordination, communication, etc. for the HOA directly aligned with Covenants, as this is not a service that AIO is able to provide. Board members engaged in extensive discussion on this topic, the option of having this proactively managed, and agreed to have RMS present services to the available board members in a separate meeting for information and opportunity to ask questions.
- Michele Valencia provided information on Radar Speed Signs to be considered for purchase and use in high traffic/speed areas of the neighborhoods as an option for 2022-23 Budget.

ACC Business:

- In Mark Pfister's absence, Michele Valencia provided information related to "pre-approved" exterior paint colors, including painted brick and limits to the % of houses able to have painted brick and proximity to other painted brick. Board members engaged in extensive conversation on process, colors, limits, etc. and requested additional

time to look at a few live paint samples/swatches vs. computer image for this consideration. Board members agreed to also add to survey, questions related to comfortability with limits on the % of painted brick houses.

- Board members reviewed the proposed guideline updates from the ACC with the intent to provide feedback to the ACC Chair, Mark Pfister, related consistency and expectations with various community-wide standards.

New Business

- Board members planned tentative dates for future board meetings and 2022 annual meeting.

With no further business, meeting was adjourned at 9:56 PM.