

## **Board of Directors Meeting**

**September 09, 2022**

Board Members Present: Jeff Simek, Kevin Powers, Charlotte Elliott, Sandy Tierney  
Absent: Lindsay Van Wijerden, George Krul, Greg Dempers

Also present: Julie Gonzalez

The Board of Directors meeting was called to order at 9:13 AM by Kevin Powers

Motion made by Jeff Simek and 2<sup>nd</sup> by Sandy Tierney for approval of Meeting Minutes from August 12, 2022. All in favor.

### **Financial Review:** by Kevin Powers

- Operating Expenses are good.
- 12 homes are in progress from the beginning of the year.

### **Manager's Report:** by Julie Gonzales

- Transfer of Reserve Savings of \$20,574.00 will be transferred monthly.
- Reserve Fund Transfer will be handled by a Bank check at this time.

### **Old Business:**

- Lake updates in Lake Committee section
- Gate replacement – 7 weeks to complete. Art work from previous damaged gate, waiting for pricing.
- Well replacement update – repairs completed, well is working.
- Nomination Update – 2<sup>nd</sup> notice of the Annual Meeting w/Ballots to be mailed 9/15/22; Annual meeting 10/15/22.
  - Landis Easement – Julie Gonzales to call owner of the property to discuss road maintenance agreement.
  - Survey – use the Annual meeting to explain process / procedure.

### **New Business:**

- ARC review committee process – Julie Gonzales will set up private website to enter all information as a central repository.
- CC&R amendment procedure / policy was approved. Motion made by Jeff Simek and 2<sup>nd</sup> by Charlotte Elliott. All in favor.
- McDowell Gated Community Public Safety Ordinance – Need to use the reset button, need volunteers.
- Website on HOA express to include Buy/Sell, Upload Financial Statement, Pet Directory etc.
  - Jeff Simek to review HOA Demo.

## **Committee Updates**

### **Landscaping Committee:**

- September work orders have been issued.
- One of the smaller bridges need work. Kevin Powers suggested to monitor it for now.
- Waterfall at the gate entrance is now running.

### **ARC Committee:**

- Approval for Lot 255 variance has been approved. Motion made by Jeff Simek, 2<sup>nd</sup> by Sandy Tierney. All in favor.
- ARC meeting is scheduled for 9/9/2022.
- Charlotte Elliott (Board Liaison) will ask ARC committee to review website.

### **Roadway Committee:**

- Snow removal contract – Julie Gonzales to send email to contractors.

### **Gate Committee:**

- Pending – will update once new gate is installed.

### **Lake Committee:**

- Lake liner / fountains. Request from Board to have a presentation from Aqua Doc
- New dog ramp installed.
- Spillway – need Greg and Michael to review

### **Covenants Committee**

- Meetings / Hearings in September

### **Nominating Committee**

- Nothing to report

### **Open floor to Owners concerns:**

- Speed bumps – need them by Saratoga Drive – Board will review.
- House on Dunn Road – fallen tree has been removed.

Motion to adjourn meeting made by Jeff Simek and 2<sup>nd</sup> by Sandy Tierney at 11:07 AM.