

BOARD OF DIRECTORS MEETING

February 13, 2020

The Board of Directors Meeting was called to order at 9:30 AM at the home of Ginger Smith.

Board Members present: Ginger Smith, Ginia Morfe, Mike Piacentino, John Breeden and Bill Baecker.
Also present: Julie Gonzalez

A quorum of the Board of Directors was established.

Covenant Committee Update:

Met with Tom Mills about covenant committee issues.

The board heard the CC recommendations for each situation and voted on whether fines should be leveled. Fines will be assessed from the day of that vote until compliance occurs.

Approval of minutes from the January BOD meetings. Bill made the motion to approve, Mike seconded. All in favor – motion carried.

Bill reviewed the financial report.

Bill made a motion to enter executive session to discuss legal matters. Ginia seconded. All in favor – motion carried. Executive session began at 9:40.

Ginia made a motion to exit executive session. Bill seconded. All in favor – motion carried. Executive session ended at 9:51.

Summary of Executive Session:

- Lanzetta case was dismissed without prejudice. No lawsuits currently on file.
- Update to be sent to the POA regarding potential litigation from Grandview Landscaping.

Manager's Report:

Discussed delinquent accounts. Bill made a motion to send certified final letters to the properties in question before filing the lien. John seconded. All in favor – motion carried.

Discussed utility trailers. Covenants do not prohibit their visibility from the road. Suggest we try to minimize visibility and impact on neighbors by dealing with owners and asking them to make them as hidden as possible.

Discussed possibility of limiting weight and length of trucks allowed in the community to save the roads.

Discussed the need for consistency with respect to RV campers. The board will ask the Covenant Committee to perform follow up inspections to ensure that promises for installed screening have taken place. Will also ask them inspect a possible abandoned truck.

Discussed an incident at the Lake where a resident went in the lake and couldn't easily get out due to the liner being slippery. The board recommended that we put up warning signs that the liner may be slippery and to use designated access points ONLY (near docks). Also need to get more life rings put out around the lake. Will include an article in the newsletter with details and warning to exercise caution.

Discussed sending out the Rules & Regulations document as an easy to read summary of most frequently asked questions about the covenants. Would also like to have a Rules & Regulations document specifically aimed at renters, so owners can leave in their rentals for renters to read and adhere to.

Discussed Committee leaders:

- Landscaping Committee Leads:
 - Front Gate area: Sharon Allen
 - Oversee Landscaping Contract: Roy Smith (Ginia made the motion to appoint, John seconded. Ginger recused herself from the vote. All in favor – motion carried.)
 - Trails : Larry Denis
 - Roads & Culverts : TBD. Inspections were done during the pouring rain to assess areas of concern to assist in assembling a prioritized action list.
- Lake Committee Leads: Len Eskew & Jim Huff co-chair. Mike made the motion, Ginia seconded. All in favor – motion carried.
- Social Committee Lead: Diane Cook. Ginia made the motion, Mike seconded. All in favor – motion carried.
- Tech Committee Leads: Ginia made the motion, Mike seconded. All in favor – motion carried.
 - Internet: Ginger Smith
 - Security: Simeon Morfe
 - Gate: Roy Smith
- Communications Committee Lead: Jerry Mocello. Mike made the motion, Ginia seconded. All in favor – motion carried.
- Welcoming Committee Lead: Donna Kaisoglus. Ginger made the motion, Mike seconded. All in favor – motion carried.

Discussed the Lake projects. Approve \$1500 for engineering study for erosion control by adding rip-rap and doing berm maintenance. Bill made a motion, Ginger seconded. All in favor – motion carried. Discussed the topic of electrical service at the pavilion. Initial inspection has been completed and any electrical solution implemented will need to be all new wiring to assure adherence to electrical codes.

Ginger made a motion to adjourn the meeting, Bill seconded. All in favor – motion carried. Meeting adjourned at 11:18 AM. Next meeting is planned for 3/20/20 @ 9AM at the home of John Breedon.