

Minutes for HOA Board meeting February 2, 2022

Began 5:34pm and concluded 6:45pm; In Joan's home, Board members in attendance were Joan, Mikki, Dan, and Nicole, Ken was absent.

Old Business:

1. Financials - Profit and Loss Oct 2021-Feb 2022 handed out Bal=\$13139.99, Balance Sheet=\$38031.98
Action: Utilities expected to increase 2022; Joan to reconcile Quickbooks with online Banking

2. Fusion Property

Action: Another request for outline of Fusion notices and expectations such as remedy steps, what criteria they use to categorize an infraction i.e. what constitutes a "weed", reiterate pictures on request only; Request for more frequent canvases by Fusion, Joan to canvas as well

3. Swing Set

Action: Board agreed to postpone replacement until Fall 2022, after all work is done on fence painting, native park, and green park to confirm any budget allocation

4. Camera on Green Park

Action: None to be taken - Board agreed that due to tree maintenance, certain families moving out, and talking to children, vandalism expected to drop

5. Architecture Comm Regs

Action: Board may draft so that requests, approvals, complaints, etc. can be aligned under guidelines versus one-offs? Joan suggests waiting until June

New Business:

1. Outstanding Dues

Action: 4 properties remain overdue - Rapp, Brown, Callahan, Fox (now paid); follow-up letters to be sent; Bylaw requires assessment of 12% per annum after 30 days due

2. Online Payment Conversion

Action: Joan to check into options such as Venmo, Square, and Dan queried service available from current Alpine bank like routing, Joan will update Board at next meeting

3. Painting of Entire Perimeter Fence

Action: \$13200 estimate from Integrity Painting approved, no other new companies provided better bids, Integrity to begin April 6 weather permitting

4. Green Park / Watering South Side

Action: Approved to proceed on obtaining updated estimate from Aaron's Lawn for 4 foot strip of sod removal and replacement with weed preventer and rock (\$1777), need sod removal costs (<\$1000); Joan already worked with Aaron's to adjust sprinklers off of surrounding fencing

5. Native Park

Action: Joan taking courses on horticulture to implement in nature park for no/low maintenance

6. Aaron's Lawn Care

Action: Fees will be increasing 3% in 2022; regular mowing and aerating of drainage and green parks to continue, plus sprinkler maintenance including timer (5-10am and 7-10pm), early spring weed spray at pump house, sidewalk of native park, south entrances gravel. Possible fence perimeter-need to get quote (avg \$100)

Respectfully Submitted,
Nicole Lopez

Final Approval: 02/11/22

Next Meeting: Wed Apr 27th @ 5:30pm in green park