# Meeting Agenda

1. Call to order

606pm

1. Roll call

Jacque Guinane

Steve Dobson

Alesha Draheim

Crystal Aukens (Management Company Representative)

1. Old Business
   1. Pet Waste:

Company has not been doing any better

Mailman complained about the smell

It has been reported that most of the pet waste pickup is being done by children who live in the community

Most recent bill was $528

Jacque suggests terminating pet waste removal services with this company and relying on homeowner responsibility to clean up after their pet until another pet waste removal company with manageable fees is located. The Scoop invoices will continue to increase in price as evident by the current monthly price increases. It is not fair to homeowners who pay their dues on time but have no pets to pay for this service by a company that delivers subpar performance.

Steve agrees this is the best course of action.

Alesha agrees.

* 1. Landscaping:

We were receiving a lot of complaints about the landscaping and snow removal, but the landscaping company has been replaced since then.

There are high hopes for the new landscaping company and the BOD agrees no action should be taken unless complaints continue throughout the duration of the contract with Dream Landscaping.

* 1. Parking:

No parking on Sun Seeker

No Parking signs should be in any day

Parking Task Force

New Towing laws 8/10/22

Management company does know of at least one homeowner who would be willing to enforce the parking restrictions. They will be contacted on 7/12/2022. Identity shall remain confidential to prevent retaliation of any kind. The new towing laws forbid any immediate tows unless the vehicle is completely blocking an entrance/exit or potentially hindering the ability of emergency vehicle access. Moving forward, a vehicle must be issued 3 parking violations of similar nature with 24 hours to remove the vehicle before the vehicle may be towed. After the third violation, a towing company may be called to rectify the issue. New towing laws also require “No Parking” signs in any areas where parking is prohibited with the international towing symbol. If a vehicle is parked in a prohibited area but no signs are visible, the vehicle may not be issued a violation. “No Parking” signs also must be installed at each entrance/exit to the community stating the name of the towing company as well as contact information for the company.

1. New Business
   1. Removal of Barrier

Emergency vehicles only

Traffic

Less parking

The BOD does not agree with removing the barrier between the two communities. This would cause a significant thru traffic increase and potentially endanger children in the community. With the current barrier, emergency vehicles can remove the barrier to gain access in the event a vehicle is blocking other entrances. Removing the barrier could also reduce the amount of available parking in the community as confusion regarding the property lines rises. Although speed bumps could be installed, this will not prevent the amount of thru traffic from increasing.

* 1. Other options for communication

The management company currently uses email, Facebook, and snail mail to communicate with homeowners. Communication with homeowners could be improved.

Jacque mentions that certified mail is back in full swing and this should cut back on communication issues.

* 1. Backflow

Inspections were performed by A1

A1 sent results to Security

* 1. Amending Covenants

Need to set up meeting with attorney

67% of community needs to vote

Community meeting will be set up in August in the form of a cookout to encourage homeowner participation in voting. Covenants must be amended to alter verbiage regarding insurance. HOA has not been able to obtain reasonably priced insurance from a reputable company because of the verbiage in the covenants regarding what the HOA insurance should be covering. All homeowners should have HO3 insurance, as required, so the lack of insurance on behalf of the HOA will not delay closings. Insurance does need to be obtained ASAP. HOA will have to pay for any damages out-of-pocket in the meantime.

1. Open Forum
   1. Any homeowner present who would like to speak to the board has the opportunity to do so

No homeowners present

1. Adjournment

Jacque Guinane adjourned the meeting at 724pm