

Meeting Minutes

Given

1. All Board Members, David Feiner, Steve Weaver, Joe Dunn; present unless noted.
2. Sentry Management, Kirk Aspergren; present unless noted.
3. Financials reviewed
4. Meetings last approximately 1 hour.
5. Prior meeting minutes approved at beginning of next meeting.
6. Information of a personal nature is not included in minutes.

12 November 2013 Annual Meeting

- Parking
- Dog Waste Stations
- Landscape Workers Compensation
- Renter's Limit Proposal
- Email/Text Contact list
- New Members voted onto Board

19 November 2013 New Board Meeting

- Board Member Contacts
- Email/Text contact list
- Christmas Tree in gazebo
- Workers Compensation Q&A
- Joe: Vice President, IT
- Steve: Secretary
- Steve and Kirk to look at Waste contract/options

12 December 2013

- We reviewed who is renting units and we're within the HOA covenants guidelines (a couple of units need to be verified).

- We agreed that meeting minutes in bullet format would be shared with the home owners.
- We discussed the infrastructure issues with the leaking pipes at length.
- The winterization of the irrigation has been completed and Kirk verified that the check went out.
- Kirk to verify how many leaks and what the costs associated with what those repairs have been to date.
- Kirk to send a letter to 1229 to verify rental or non-rental.
- Joe to manage the website updated with the new HOA Boards contacts (completed).
- Kirk to check with contracted sanitation provider what it will cost for recycling and see what it will take to have a shredder one a year.
- Kirk to check what we have in terms of service via Arbor guard so we can evaluate if we can reduce the cost of our yearly service.
- Joe to reach out to Kathy Kilgore in regards to trimming the trees along the retention pond.
- Joe to input all of the resident contact information that we have to date into a spreadsheet by next meeting.
- Joe to check with his prepaid legal service if we have legal leverage on the infrastructure issue with leaking pipes.
- Steve will bring a contract that we can review when it comes to using contractors for work in the TH community in regards to liability and workmen's comp etc...
- Joe to look into setting up a Google group for the HOA to improve our communications etc...
- David to see if there are any extra shutters stored as well as who the supplier was so that we can be able to respond to shutter needs.

09 January 2014

- Workers compensation policy Carl
- Mulch
- Unit 600/602 Move-in, Hospitality Committee
- Water Leak's Q's and costs

- Roof inspections/repairs
- Shutter Cost: \$120 for raised panel, 3 weeks lead time, order 2 Big/2 Small shutters for Don to store.
- Ensure Rainmaker only sent 1 invoice for shutoff
- Insurance Policy

26 February 2014

- Joe Dunn not present, out of town on business.
- Mulch replacement of pine straw over time
- Arborguard: Treat Tree/Shrubs, wait 1 year to trim, since just completed.
- Discussed not doing a Fall planting due to issues with cold weather. Conflicts with irrigation shutdown, and keeping flower alive and well.
- Sale close on unit
- Past Due Dues
- After review of request and inspection of area, decided to provide additional trees to replace dead/removed trees behind unit. Basically restore to original condition.

26 March 2014

- Check on asphalt repairs
- Schedule Rainmaker turn-on
- Talk with Traton about leaks

30 April 2014

- Update Traton Names/contact for site development
- Invite Don/Carl to Pig Roast
- Update A-Tow signs, names, password.

Given

1. Joe Dunn no longer present at any Board Meetings.

30 June 2014

- Joe Dunn regrets having to resign from Board, effective, 20 May. Matters of a personal nature require his time. We wish him luck and thank him for his service.
- Water leak repairs
- Sundial Plumbing
- Irrigation leaking zones valve
- Shutoff valve locate for Unit XXX
- Rainmaker no-show, lack of knowledge, concern. Question how they have been winterizing if they can not shut off system?
- Agree to terminate contract with Rainmaker
- Agree to Use WaterPro, Jeff Harlor

13 August 2014

- Arborguard tree treatment approved
- Eviction
- Replacement Board Member
- Financial concern letter from resident
- WaterPro payment
- Website Contact
- Email/text list update
- Roof repair

Given

1. Karen Reardon will take Joe Dunn's place on the Board of Directors, in accordance with our Bylaws. Attend all Board meetings going forward. She will be voted on at the next annual meeting.

18 September 2014

- New Garbage company. New pick-up day is Friday. No advance notice to us or Sentry. Will update website and post signs. Established communication with company, managed in VA.
- Possible water leak that is producing water runoff and "smell" across the street at Sundial Plumbing. Will continue in investigate.
- Renew landscape contract with Carl.

29 September 2014

- Special meeting, 7 PM, at Gazebo for all residents to update large water leak/repairs. Announce formation of special committee to research water issues.

27 October 2014

- Pick date for Annual HOA Meeting: 07 December 2014, Grace Church.
- 2015 Budget

02 December 2014

- Planning for Annual HOA Meeting

13 December 2014

Steve Weaver President

Steven Kilgore Vice President

Karen Reardon Secretary / Treasurer

- Garbage company issues, start looking into new company's Steve Kilgore, requested clean up \$704 monthly
- Each member needs a vendor list
- Getting quotes for soffit repairs
- Reached out to a local contractor who is helping us retain a new plumber for issues as they arise at this point

-END-