

Prior to the actual board meeting Tex from the WK (west Klosterman) preservation group provided an update on the status of the preserve.

Tex mentioned that the group has attained 501C charity status from the IRS. Regarding the financial situation of the preserve, the WK preservation group has raised 70% of the 1.5 million needed to purchase the preserve by September 1, 2024. This means that \$800000 dollars must be raised by then to complete the purchase. If not the future of the preserve will be in limbo. This may allow for the purchase of the land of a developer. If this occurs the 14 acres adjacent to our community will likely be clearcut for housing. Tex implored us to help with the effort to prevent this from happening.

After thanking Tex and the WK preservation group for the update and their efforts the BOD meeting commenced at 6:25 pm with a quorum present including Beth, David O., David C., Renee, Gary, George, Dan, Pat, and Magda.

The April minutes were approved by Gary and seconded by David O.

Renee presented the financials and due to a flurry of payments in April, along with an incentive check from Spectrum, it was determined that the community has about \$30000 in the general account. The actual amount will be determined upon further collaboration between Magda, Renee and Beth.

Magda presented the managers' report for board perusal and the main items are as follows:

1. The second lift station pump was installed on April 18 thus completing the project.
2. Robert Kelly from Ameri-Tech assisted with the ROE for Spectrum, and we received \$9400 from them. This will be put in the general fund for future expenses.
3. The sprinkler schedule was established with Timer #1/22 zones starting at 8pm for 30 minutes on Tuesday and Saturday.
Timer #2 with 7 zones will operate at 8pm on Monday and Friday. The current drought may have an effect on the water supply.
4. The plumbing issue at 1868 was addressed as evidence was presented indicating that roots were the issue. The association therefore owes \$818.85 to the owner for reimbursement and three bids were presented to fix the issue totally. After discussion the board agreed to hire Leak and Drain Detectives at a cost of \$2125 to repair the drain. This was motioned by David C. and seconded by David O..
5. The faulty electrical switches in the clubhouse restrooms were replaced and the plumbing leak was repaired.
6. The dog owner at 1867 was fined \$50 for not complying to the first notice and has 14 days to request a hearing.
7. The Insurance appraisal and Wind Mitigation reports were forwarded to our insurance company.

Unfinished business

1. Trees

Pat once again met with Millennium for a walkthrough of the community to determine trees that needed removal. We thank Pat for her efforts. After discussion it was determined that Millennium will remove the tree at 1890 at a cost of \$2000 and 1888 at a cost of \$650. Only one of the two trees at 1911 will be removed with the cost to be determined. This was motioned by David C. and seconded by David O.

2. Tennis court

Beth provided an assessment from our attorney, Scott Gross, regarding the liability we have if someone gets injured on the tennis court due to surface imperfections. In short putting a sign-up indicating play at your own risk will not eliminate a potential claim for injury. Therefore, it was decided to table the issue until September. During the interim we will consider two estimates that Gary researched for the community. Proposal 1 was to redo half the court into two pickleball courts at \$11677.20. This may require a change in the bylaws as a tennis court is indicated. The second estimate of \$16500 would be a tennis court redo with lines painted for two pickleball courts.

3. Driveway drains

The board decided that blocked driveway drains would be dealt with on an individual basis.

4. Road sealing.

The board decided to put this off until next year.

5. Trash contracts.

Upon the end of the contract with Waste Management in August the board decided to go with Solar Sanitation as our new waste provider at a cost of \$869.50. This will include twice a week pickup for up to 5 bins. This was motioned by David C. and seconded by George.

6. Deferred maintenance plan.

Gary presented the board with a very detailed 20-year maintenance plan that provided a clear pathway into anticipated maintenance expenses over that period. It was based on a 3% inflation rate during the 20-year period and its effect on the HOA fees during that period. The board agreed that we should pursue such a plan and will continue to develop the final plan during future meetings.

There were no owner comments and the meeting adjourned at 8pm.
The next BOD meeting will be on June 19.

