

HOA BOD Meeting Minutes 05/13/2024

1. Call to Order

a. Meeting was called to order at 6:11 PM by President Peter Clark

b. Board Attendees:

- i. Peter Clark (Present)-Present
- ii. Gary Yarco (Present)-Present
- iii. Don Olson (Present)-Present

c. Resident Observers in Attendance:

- i. Anne Marie Jones
- ii. Bill Gaffi
- iii. Linda MacPherson

2. Review and Approval of Previous Meeting Minutes

The meeting minutes from the 04/11/2024 were reviewed and approved by unanimous vote of the board.

The approved minutes will be posted to the neighborhood website by Peter Clark.

3. Treasurer's Report

Treasurer Gary Yarco reported that he and outgoing Treasurer John Wells had reviewed a list of both Accounts Payable and Accounts Receivable. Gary reported that a number of AR need to be considered for writing off the books, as the accounts are well outdated and no longer active. Gary will contact Superior Community Management's Holly Thompson in order to get her recommendation on a write-off of these accounts.

4. Ongoing Business Updates

- a. Bridge Replacement at Spillway...Peter reports that an off-site construction of a prefab bridge could be the most efficient means of replacing the temporary bridge, if in fact the community resolved to this action. Peter stated that the bridge replacement is not the highest priority at the moment.

Peter also considered the question of whether the board should seek the means to indemnify the community volunteer(s) who built the replacement bridge now in place at the spillway.

Bill Gaffi and Peter to review further action.

b. Bank Erosion Repair Adjacent to Bridge Over Abernethy Creek ...Peter will revisit this project with Ground Effects Landscaping for a revised repair plan and expense consideration.

c. Main Entry Landscape...

- i. The front gate landscape project is complete.
- ii. Lake plantings around the lake by community volunteers has been completed for the time being.
- iii. Wood chip piles near the creek bridge will be removed through a plan by the Landscape Committee to spread the chips up the trail above the lake on the east side of the creek.

A work party is planned for that purpose on May 25th, from 9:00 a.m to Noon.

d. Care for Trees at Cedar Grove...

In a previous meeting, the board approved a quote from Save A Tree in the amount of \$15,365 to attempt to rehabilitate the cedars. Peter will update the board on the project in days to come.

e. Lake Maintenance and Restoration Projects...

No update

f. Landscape Contract Renewal...

(Update to post soon)

g. Sinkhole at Intersection...

Peter filled the sinkhole at the intersection of HLD and Lake Side Ct. with enough rocks to have achieved apparent success in halting the ongoing erosion. The site will be monitored for ongoing activity.

5. New Business

The community has experienced problems with the proper function of the front entry gate. Concerns have been raised about the reliability of the gate opening and closing in dependable fashion. An initial proposal submitted the board called for repairs of \$38,000 for a complete overhaul. A second response to the problem, performed by Mike Bell of Able Gate & Garage Door, has eliminated the malfunctions for the time being, at a cost for only minor repairs.

6. Committee & Task Force Actions/Recommendations

a. By-Laws & CC&R Review

Linda MacPherson requested that the committee be placed on hiatus until an actual need arises for action. Committee leadership, in the interim, is available for any questions or concerns from the board or community regarding relevant issues.

b. Lake Restoration and Maintenance

The west island in the lake is slowly disappearing due to bank erosion. There is some discussion to combat the erosion through placement of gravel and/or boulders adjacent to the island. This situation will be monitored.

Concern was also expressed for a possible need for more logs, rocks, etc. for use by turtles that inhabit the island, due to the eroding land mass of their favored gathering site.

7. Legal matters

Nothing to report

8. Next Board Meeting

September 11, 2024 6 PM

9. Future Meeting Topics

West Island erosion

10. Adjournment

Meeting adjourned at 7:38 PM