CALL TO ORDER

Vice President, Diana Karner called the meeting to order at 6:04 p.m.

ROLL CALL

A. Board Members
   John Moore, President (Absent)
   Diana Karner, Vice President
   Rusty McManus, Treasurer
   Patrick Burke, Secretary
   Joanne Reutell, Director
   Mitch White, Director
   Gordon Black, Director

B. Others Present
   (1) Homeowner
   Beth Ainslie, CCAM, Steward Property Services, Inc.

HOMEOWNERS FORUM - The following concern was noted:
Is there a current HOA organizational chart? Management noted that the org chart was recently updated on the back page of the Homeowners Guide and is posted on the association website.

APPROVAL OF MINUTES Following a motion and second, the minutes of the June 18, 2019 Board Meeting were approved as presented.

MANAGEMENT REPORT & COMMUNICATIONS A written report was submitted, and a parking permit application was distributed, which the board agreed to review later in the meeting. Violation letters were reviewed and the board agreed that four 2nd violations were to be called for a hearing next month if they were not resolved.

RESERVE TRANSFER - Not needed.

FINANCIAL REPORT - Rusty McManus gave the Treasurers report for the period ending June 30, 2019. He advised the board that reserves were 90% invested in CD’s and 10% liquid. Rusty requested that the board authorize him to reinvest a $100,000 CD that will mature on July 25th for 12 months at the best possible rate and the request was approved. Account balances and expenditures for the period ending 04/30/19 were reviewed as follows:

1. Cash Balances
   1. Operating Fund $ 41,509
   2. Reserve Fund $948,822
   2. Delinquency Receivables $ 660
3. Monthly Operating Expenses
   a. Actual $ 27,757  
   b. Budget $ 27,560

4. YTD Monthly Operating Expenses
   a. Actual $156,163  
   b. Budget $165,362

5. Monthly Reserve Expenses
   a. Actual $ 680  
   b. Budget $ 2,982

6. YTD Monthly Reserve Expenses
   a. Actual $42,620  
   b. Budget $17,892

Management was asked to get clarification regarding calculation for an aged balance and to follow up a question still pending from last month’s regarding a water bills.

ASSESSMENT COLLECTIONS - No board action required.

REVIEW HOMEOWNER & SECURITY CONCERNS - There were not concerns received since last month.

UNFINISHED BUSINESS
Golf Course Closure – It was noted that the irrigation on the 4th tee boxes and fairway have not been turned on this year to date, and that the water hazard on the 9th hole was extremely low.

2020 Reserve Study - 1st Draft - The reserve study was pending a revision and not available for review.

Welcoming New Owners - The inserts for the association’s welcome pkt. was recently updated and the final draft submitted for review. Following a motion and second, the revised welcome packet inserts were approved as presented. Joanne Reutell submitted a new document with guides for renters and asked that it be added to next month’s agenda.

NEW BUSINESS
Overnight Parking Permits - Five renewal applications were reviewed and approved for the following locations: 1842 Adobe Creek Dr / 18 Birnamwood Ct / 2005 Falcon Ridge Dr / 2 Raffles Ct / 2148 Falcon Ridge Dr.

Fence Staining - The board reviewed a new draft on fence staining guidelines and agreed that this information should be accessible for reference in the rules and regs of the association. The fence painting guidelines will be re-submitted next month as a rules revision and be sent to owners for 30-day review prior to adopted.

Faded Sign Inventory - Rusty McManus agreed to take on this item that was pending for several months and confirm at next month’s meeting, what signs need to be replaced.

Tree Evaluation & Long-Term Maintenance Plan - The arborist is still working on this, but does not feel that a 10-year plan is feasible and will make shorter term recommendations along with a report on condition of the Greenbelt trees.

Proposals - Common Area Landscape & Irrigation No common area proposals were submitted.
Proposals - Other Nothing submitted for approval.

Other Business - Nothing submitted.

COMMITTEE REPORTS

Onsite - An observations report was submitted and reviewed. The board noted concern regarding a home with a displaced brick pillar and asked management to send a letter.

Architectural & Paint Review Committee - A written report was submitted summarizing the status of architectural applications received to date.

AGENDA ITEMS FOR NEXT MONTH - Fence Staining Guidelines – Revision to Rules & Regs / Tree Evaluation & Long-Term Maintenance Plan / Welcome Renters / Greenbelt Report

NEWSLETTER ITEMS - Committee Article / Welcome Pkg Update

NEXT MEETING DATE

The next Board meeting is scheduled for Tuesday, August 20, 2019 @ 6:00 pm.

Respectfully submitted by,

Beth Ainslie, CCAM, Sr. Community Association Manager
Steward Property Services, Inc.