

DATE: MONDAY, October 19, 2020 - Approved November 9, 2020
TIME: 5:00PM
PLACE: Zoom Teleconference Meeting

BOARD MEMBERS PRESENT: Kirk Cowles, Linda Shafer, Gerrie Boone

ADDITIONAL PRESENT: Ryan-HOA Nexus, Denny Gibson #25, Jen and Kirk Bantle #4, Ken McJimsey #2,
Jim Strickland #30, Darin and Lisa #16, Mo #1

PURPOSE: Open Board Meeting

1. Call to Order at 5:05pm
2. General Notification of Executive Session – Civil Code 4935
Monday, October 19, 2020 4:30pm – 5:00pm
The following items were addressed in Executive Session
 - Collections
 - Matters relating to third party contract
 - Personnel Matters
3. Homeowner Forum
 - Unit 4 – Security request – lock gate from lagoon into Tu Casa by Unit 4
 - Unit 30 – Advised #9 in escrow. Request communication to homeowners re reserve balance and projects
 - Unit 16 – Discussed driveway project, security cameras, lights
 - Board advised focus of last month with HOA Nexus is to help with transition to new Management.
4. Previous Meeting Minutes – Received 10/19/2020 @ 4pm so not enough time for Board to review. Board will review for approval at next meeting. Focus of this meeting is transitioning to new Management.
 - Draft Annual 9/5/2020 Meeting Minutes
 - 8/29/2020 Open Board Meeting Minutes
 - 10/14/2020 Special Open Board Meeting Minutes
5. Maintenance/Landscaping – Postpone to November Meeting
6. Unfinished Business
 - ProTech Janitorial Contract Rate Increase
 - Tile Roof Repair – Check what is in the reserves – can we do this year
7. New Business
 - Security Requests
 - Cameras (trash area, stair well entrance, roof entrance, pool gates, driveways, dock ramps)
 - Extra Lights
 - Secure pool gate by driveway (so people cannot reach over)
 - Sleeve under \$500 – See Pictures – probably not effective
 - Rough Quotes: New Gate \$1,500, Lattice over top \$900
 - Property Advantage is working on Welcome Letter with information for sending HOA assessments going forward. (if do not receive by Monday October 26, let Board Member know).
 - Thanks to Ryan at HOA Nexus for help with the transition
8. Architectural Requests
 - Fireplace – Unit 30 – Gerrie abstained – APPROVED with stipulation Arch Request is updated and resubmitted with Contractors Name (Terri McCann) and Number and understanding the installation will be similar to other new fireplaces installed by same Contractor (Terri McCann).

9. Presidents Report

- Driveway project was discussed in open forum
Once we have all the facts – Will get info to the community to vote on how we proceed with spending reserves
- Looking for a Board Volunteer

10. Announce next meeting Monday, November 16, 2020

11. Adjourn 5:42pm