

Board Meeting Minutes

Wednesday May 20, 2015 6:00 PM at River Hall

Attendees:

President: Jan Bouten

Board: Christina Guibao (Board Chair), Bill Graves, Megan Dress, Billy Bond, and Karl Friedrich. Nicole Storey attended the meeting by telephone.

Homeowners: Russell Carter, Dennis Abernathy, Tony Bologna, Veronica Ploucha, Elizabeth Low, Johnny Ko, Susie Graves, Mickell Lowery, Christy Riggs, Michael Browne, Jason Harrison, and Craig Cardwell.

Management Representatives: Jason Welchel, Lance Byrd and Maegan Rusch

Christina Guibao called the meeting Called to Order at 6:00pm.

Approval of the April 15, 2015 Meeting Minutes—Cristina made the motion to approve the minutes as written with correction that Bill Graves opposed “additional signage” as opposed to “any signage”. Karl seconded. The Motion carried unanimously.

Homeowners Questions and Comments:

- Gary Garland addressed the Board in regards to the dues owed to HTCA.
- Elizabeth Low/Veronica Ploucha addressed the board regarding the common parking area behind their homes where a construction trailer and a truck had been parked for a prolonged period of time.
- Russell Carter presented pictures of areas where landscaping is lacking within the community, as well as areas in the walking paths that need repair.
- Tony Bologna inquired as to why MLGW is marking utilities in his front yard and several other locations.
- Mark Stephens noted that the aerator for the south end of Taylor’s pond was on order and would be installed soon. He also asked about the water level of the pond.
- Dee Garceau discussed the trash compactor behind the nail salon having a continuous odor and leaking trash in the parking lot.
- Craig Cardwell reported on the need for landscaping in some of the common areas.
- Other discussions: A discussion was had regarding Cricket Song pond erosion.

Reports

- Commercial District: nothing to report.
- Arbors Apartments: nothing to report.
- Finance Committee: nothing to report.
- 25th Anniversary Committee: Reported that all events relative to the anniversary were a big success resulting in articles online and in the Memphis magazine.
- Landscaping: nothing to report.

Management Company Report & Action Point Review

- The new banners for the entrances arrived. Jan suggested that some of the old banners could be given to some of the commercial business owners for placement in their businesses, as well as having some available in the management office.
- Receivables:

- At the end of April there was \$12,677.51 in association fees over 90 days past due that were in the collection process.
- 2015 Projects:
 - Taylors Pond: Lance noted that there was \$19,746.00, not including the \$4157.00 retainer, that was due to Magnolia and that he recommended payment in full. After discussion, Bill Graves motioned to pay the amount due. Karl Friedrich seconded. The motion carried unanimously.
 - Wolf River Erosion: Proposals for performing the Wolf River Erosion Project were reviewed. Lance noted that he had met with Dr. Ash and that he recommends the proposal from Magnolia Underground in the amount of \$306,157.00. The Board discussed and agreed the project commence as soon as possible. It was also determined to discuss this topic at the town hall meeting. Megan Dress motioned to accept the Magnolia proposal and to start the project as soon as possible. Billy Bond seconded. The motion carried unanimously.
 - Hot Spot Landscape Project: Lance presented the revised proposal from Pugh's Lawn Service for \$4,376. The board wanted to ensure that neighboring owners be notified specifically those where irrigation might be an issue. It was decided that all landscaping matters be addressed at the town hall meeting.
 - Landscape Architect Project: All of the bids were presented. It was determined that the plans needed to be presented by Ritchie and Associates at the town hall meeting on June 11, 2015 before a final decision is made.
 - Gazebo: The gazebo project was completed with Tony Bologna noting that the contractor did a great job.
- Other Management Issues:
 - Road Repairs: Updates have been posted on Trello and Lance plans on having re-quotes based on the engineer's report done in 2013 as soon as possible.
 - Online Management Requests: Jason Welchel informed the board that he and Jan had determined the best way to improve upon response time to residents to include maintaining a tracking system was to utilize the Issue Board on Trello. This will be put into place as soon as possible with Maegan Rusch taking the lead on Trello and Lance helping ensure that maintenance issues were addressed.

Old Business

- Taylor's Pond: see management report section.
- Erosion: see management report section.
- Reserve Study: discussion postponed until the final reserve study is received.
- Landscape: see management report section.
- Road Repair: Updates have been posted on Trello and Lance is obtaining re-quotes based on the engineer report from 2013.
- Online Management Requests: Management will establish better procedures to ensure that all requests better handled in a timely manner.

New Business

- Gravel Pathways: Management is obtaining quotes from contractors.
- Sidewalk Repair: Management is obtaining quotes from several contractors. Those repairs that need immediate attention can be voted on via email by the board.
- Street Lights: Management made note that the pole numbers were painted over and MLGW sometimes could not find the right one. Discussion ensued regarding residents painting the

globes and not being aware that MLGW will insert a deflector inside the globe to remove stray light. Management will provide this information in the weekly update.

- Trash/Recycle Pickup: The board discussed complaints about the current provider, Waste Connections, as well as the request of some residents for larger recycle bins. Management will meet with another provider, Waste Pro to explore alternatives.

Calendar Review

- The board established a tentative date of June 11, 2015 for the town hall meeting dependent upon Richie Smith and Associates being able to attend.

Meeting was adjourned at 8:15 pm with the board going into an executive session.