

## **Board Meeting Minutes**

Wednesday June 17, 2015 6:00 PM at River Hall

### **Attendees:**

President: Jan Bouten

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

Management Representatives: Lance Byrd and Maegan Rusch

Finance Committee: Phil Gray

Homeowners: Susie Graves, Elizabeth Low, David Schuermann, Maria Cole, Guy LeHeureux, Veronica Ploucha and Mark Ploucha.

Christina Guibao called the meeting Called to Order at 6:05pm.

Bill moved to approve the May 20, 2015 minutes as written. Megan seconded. The Motion carried unanimously.

### **Homeowners Questions and Comments:**

- Mark Ploucha addressed the Board in regards to irrigation, and who is responsible for maintaining and fixing it.
- Maria and Dave with the Montessori school addressed the Board regarding the common area behind the school and who is responsible for maintaining it.

### **Reports**

- Commercial District: Karl is resolving the compactor issue with the Henry Turley Company.
- Arbors Apartments: nothing to report.
- Finance Committee: Phil Gray announced that there is \$359,000 in cash on the checking account and that the Association should not have to go far into reserves for upcoming major projects. Receivables were noted as being \$11,000 over 90 days which included the Garland account.
- Landscaping: Bill Graves presented this report for Jodi Rump. He noted, at Jodi's recommendation, that we should do the "Hot Spots" before any other landscape projects are done. She also recommended that we pursue other lawn service bids for 2016.

### **Management Company Report & Action Point Review**

- Receivables: \$11,000.65 in Association dues owed over 90 days. The Management Company received a check from Gary Garland for \$9,444.52 which brings his account current. The lawsuit has been dismissed.
- 2015 Projects
  - Wolf River: Magnolia Underground stated that The River needs to be 0-5ft before the barge company could deliver materials.
  - Reserve Study: Still waiting on revised copy.
  - Landscape project: The Management Company presented the bid from Greenscape for additional "Hot Spots" within the neighborhood in the amount of \$7,415. After some discussion, Megan motions to approve the proposal based on 1) watering commitment from homeowners and areas that are in need, 2) a guarantee is provided by Greenscape and 3) Ritchie Smith has approved all plant material. Karl Seconded. Bill opposed. The Motion carried.

- Street repairs: Management presented a proposal for street repairs from C.R. Pollan Paving in the amount of \$36,000. Karl motioned to approve the proposal as long as A2H approved the scope of work. Bill seconded. The Motion carried.
- Ponds: The transfer pump has been repaired. However, management still has to place water into Skating Pond periodically in order for water to transfer properly. From speaking with engineers as well other contractors, the problem may stem from the fact that the water in Skating pond is still filtering through the sewer line leading to the harbor. Magnolia indicated that in order to remedy this problem they will need to finish installing approximately 100 ft. of liner into the piping at an approximate cost of \$20,000.00. This issue will be investigated further.
- Garbage collection: Management is in the process of meeting with Waste Pro to obtain another trash collection proposal.
- Gravel pathways: Ritchie Smith is researching bonding material that may work in keeping gravel in tact. The Board suggested that Management look into other hardscape possibilities as well, especially areas which flood each year.
- Sidewalks and curbs: The Management Company is working on pricing for repairing all needed areas.
- Online resident requests: As of 6/16/15 we have had a total of 60 issues placed on the Trello board of which, 36 were landscape issues; 8 were lights; 8 were concrete/brick repairs; and 8 were miscellaneous. 16 have been totally resolved and the others are either in the process of being resolved or have been addressed.
- Closing Documents: Jason posted on Trello and discussed this with Jan.

### **Old Business**

- See management report section for
  - Major Projects as per 2015 budget
  - Garbage Collection
  - Gravel Pathways
  - Sidewalks and Curbs
  - Online Management of Resident Requests

### **New Business**

- Closing Documents: The Board proposes Management Company implement a “one free” rule, where each homeowner gets one information request at the \$75 rate from HomeWise for free.
- Erosion on Cricket Pond: Management Company and Tony Bologna inspected the area and Tony recommend that rip rap be installed around the entire pond. Management is in the process of obtaining proposals for this to be performed. A meeting will be convened with surrounding homeowners to discuss erosion control options.
- Building Link: The refund check was cut per Jason Welchel, and should be received shortly.

### **Calendar Review**

- There will be no board meeting in July. The next board meeting will be August 17

Meeting was adjourned at 7:40 pm with the board going into an executive session.