

HOA Board Meeting

| Reason:        | Landscaping  |  |
|----------------|--|--|
| Date:          | 2/19/24  |  |
| Call to order: | 3:23 PM at Fire Station #5   |  |
| Attendants:    | Dom Cheryl Vanessa Misti Jamie (out with flu)  |  |
| Guests:        |  |  |
|                |  |  |
| 1)             | Meeting Minutes  |  |
|                | Review Board Meeting Minutes from 1/25/24 & 2/8/24   |  |
| Action         | 1/25/24 Board Meeting Minutes Approved 2/8/24. 2/8/24 Board Meeting Minutes tabled. Misti Moser preparing  |  |
|                |  |  |
| 1)             | Accounts Receivable  |  |
|                | 27 out of 111 are delinquent – 2 on payment plans.   |  |
| Action         | Friendly reminders expected to go out on 2/21/24, with second notices going out on 3/8/24.   |  |
|                |  |  |
| 2)             | Landscaping  |  |
|                | Board discussed and approved Landscaping specs, put together bid packet, and scheduled meetings with potential vendors to review expectations and scope of work. Board ensured due diligence when reviewing and approaching vendors. After narrowing vendor choices at last Board meeting, Board reviewed and compared quotes from: Lone Star, Yellowstone, MAC Home & Commercial Outdoor Services, and Ground Guys. |  |
| Action         | After reviewing references, Board voted to pursue Yellowstone 4/5 due to references being similar in size and scope of work. Vanessa Ferguson will email references to confirm current good standing, and Board will make official vote at next meeting.   |  |
|                |  |  |
| 3)             | Ants   |  |
|                | At last meeting, Board voted to volunteer individually to apply treatment to cut costs for the HOA. Board discussed schedule for ant application   |  |
| Action         | Feb - Misti. March - Vanessa. April - Cheryl. May - Jamie  |  |
|                |  |  |
| 4)             | FENCE:   |  |
|                | 2024 is expected to be last year of payments on loan for fence. Fence needs new boards/screws. Board discussion about whether it is HOA maintained irrigation or home owner irrigation causing problems.   |  |
|                | Needs new boards/screws  |  |
| Action         | Board will walk the fence at 1:00 on 2/23 to look at what needs to happen.   |  |
|                | Send a reminder to the homeowners on fence to look at the sprinklers on the inside fence, as their sprinklers may be causing damage & they would be responsible for repairs due to damage.   |  |
|                |  |  |
| 5)             | EVENTS:  |  |
|                | Discussed current events: Halloween, July 4 with Spring Meadow, garage sale, Christmas decoration, national night out. Board discussed Halloween with no food, No July 4 parade with Spring Meadow, Garage sale every 2 years, Christmas decoration contest with reused signs, National night out with all of the typical events/items   |  |

| <b>Reason:</b>         | <b>Landscaping</b>   |  |
|------------------------|--|--|
| Action                 | No action taken. Tabled for future discussion and action.                                  |  |
|                        |  |  |
| 6)                     | ROO  |  |
|                        | Preliminary discussion – Board needs to meet with the city officials & look into our CCR   |  |
| Action                 | Schedule meeting with city officials – Vanessa Ferguson will reach out to city to schedule |  |
|                        |  |  |
| Next Meetings          | Walking the fence - 2/23/24 , meeting with city about ROO - Feb 26 OR Feb 27               |  |
| Items for next meeting | Fence, ROO   |  |
|                        |  |  |
| Meeting ends           | 4:54 PM  |  |