

**Board of Directors' Meeting  
Monday, July 10, 2023**

Call to Order at 6:22pm: Mona Loomis

Present: Mona Loomis, President; John Knauff, VP; De'Juan McDuell, Treasurer; Linda Carullo, Secretary; Dave Carullo, Director; Darrell Hotler, Operations Manager

Absent: Mike O'Meara, Finance Manager

**OPERATION MANAGER'S REPORT: Darrell Hotler**

- **Fences:** Storm damaged fences have been replaced except for two that need additional work done, including one that needs to have a tree removed and the stump ground. The houses along Aster need fences replaced and those will be replaced as needed.
- **Trimming of Bushes/Mowing** – Several complaints were made, and Darrell walked the whole community with Jesse. They will correct the situations discussed. Their contract does not cover trimming trees, but they went ahead and trimmed low-hanging branches over some of the sidewalks and yards.
- **Grass Seed** – We will hold off having Jesse seed next to new sidewalk areas until after we get other issues resolved.
- **Streetlight** – A solution is being investigated. Rewiring would require a bucket truck.
- **Flag Light Overheating** – This has been taken care of and is no longer overheating.
- **Backflow Prevention** – Annual inspection is scheduled on 7/23. Dave will meet them by the front entrance since Darrell will not be available.
- **Mailboxes** –
  - Darrell suggested buying ready-made mailboxes and hire a professional to install them.
  - Mona will look over style options for the Board to make a decision.
  - Dave said the Capital Funds account would cover the cost of the mailboxes and installation.

<p><b>MOTION</b>—Mona moved to purchase ready-made mailboxes with professional installation. Dave Second. Unanimously approved.</p>
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- **Variance Requests** –
  - **Failure to submit Improvement/Variance Requests** – The reminder to complete and submit a request has been included in our newsletter and in our emails. A citation will be issued when members do not submit a variance request.
  - **Nowlin Antenna** – Carl Nowlin hand-delivered paperwork to John Knauff disputing the Antenna decision. The July 1<sup>st</sup> reply from the Board for the Nowlin's second Improvement/Variance Request dated 6/21 stated a solution that would accommodate Nowlin's desire to have an antenna, yet also be in conformity with the general intent and purposes of our governing documents. It was determined that our response was reasonable and we will stand by our response.
  - **Bickerstaff** – Variance is approved.
- **Citations**
  - A citation is needed for a property with garbage cans in sight, and unkempt weeds
  - Property lines were determined with documentation for yardwork that was done without a variance request. A letter will be written to address the problems discussed.

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**OLD BUSINESS**

- **Repaving Streets** – We were told we are “on the list.” Darrell needs to call the city to follow up.
- **Neighborhood Sidewalk Grant** – Mona is working with the city to see if additional sidewalk projects can be approved and scheduled.
- **Small's Landscaping** – Mona said Small's is scheduled to plant trees in several locations.
- **Condo Rental Unit** -Linda received copies of the lease and other requested information from Real Property Management that handles the condo that is rented. The documents show the owner is not complying with the Covenants. Linda will write a letter to the condo owner and property management company.

**FINANCES**

- Dave said he has met with Mike and De'Juan about finances.
  - The Townhome Capital Funds Report is accurate.
  - POA Capital Funds Report – Dave has contacted Lee Ranger to review the report. They have not been able to schedule a meeting yet.
  - The 2021 Capital Funds Report has been corrected and will be included with the annual meeting packet that will be mailed out prior to the annual meeting. A report will be sent to Lee Ranger.
- Quickbooks was to provide a software update after June.

**NEW BUSINESS**

**Annual Meeting:** After Mona secures the location for our Annual Meeting, the date will be announced. Refreshments and other details will be taken care of.

**Lakefront property** – Teens have been walking along the lake behind houses. The Rules & Regulations (Section VIII: Use of Wildflower Lake) states that children under the age of 18 must be accompanied by a person age-18 or older, and also prohibits people from using the lake adjacent to another owner's property without that owner's approval.

**Yard sale** will be 7/14-7/15, 8am-3pm. Mona will put the sign out at the entrance.

Meeting adjourned at 8:40pm.