

Board Meeting Minutes
1/15/2024

CALL TO ORDER AT 6:23 P.M.: Mona Loomis

PRESENT: Mona Loomis, President; Brian Dennis, Vice President; Tracy Petruska-Brumley, Treasurer; Linda Carullo, Secretary; Darrell Hotler, Operations Manager; Dave Carullo, Finance Manager

ABSENT: DeJuan McDuell, Director

OPERATIONS MANAGER'S REPORT – Darrell

1. **Mailbox Update** – Utility locates have been done. Post office codes for mailboxes require a certain height and distance from the curb. Installation will begin when weather permits.
2. **Snow Removal** – City plows are responsible for the snow removal on roads, including in front of the mailboxes. Ramos is responsible for snow removal from driveways and sidewalks when there is a snowfall accumulation of two inches or more and salting as requested. Darrell is investigating the cost of cleaning up the snow left behind from the city plows that block driveways and mailboxes.
3. **Trash Bins** – Warnings and citations will be issued for residents who disregard the Rules & Regulations for trash receptacles.
4. **Holiday Decorations/Lights** – Warnings and citations will be issued for residents who disregard the Rules & Regulations for holiday decorations and lights. It was noted that the Eastern Orthodox Christmas was January 7th.
5. **Floodlight at entrance** – Darrell is checking into replacement options.
6. **Security Cameras** – Dave has completed the process to transfer the security camera access so both managers can view camera footage and maintain the cameras.
7. **Parking**
 - a. Carl Nowlin emailed a letter to the Board on 1/1/24 that stated:

“I think we need to address the need for transparency in what is going on in the development. Transparency is talking about changes with the people that are affected before changes are made to our governing documents. Based on the email I received on December 6, 2023, it looks like changes are made and then we notify everyone.

“You have added a designated parking area for temporary parking to be Lupine /Aster and now we have people parking in the street by our home and having to walk to their homes instead of parking close to their own homes. I would have to assume that some were given approval by the board to park above and beyond the 48-hour temporary designation. Would it not make more sense to approve the extended parking and let them park closer to their homes? If it is being considered to put a parking pad on the west end of Lupine/Aster I am apposed to the need or added expense it would be to build a parking pad. I think you should get more feedback from the homes close to the “Temporary parking location” before making any more changes or spending money. Even the cost of signage is more than we need to spend for an inconvenience to all involved.”

In response to Carl:

- b. According to our Bylaws, Article VII, Powers and Duties of the Board of Directors, Section 1. *“The Board of Directors shall have the power to: (a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of members and their guests thereon, and to establish penalties for the infraction thereof;”*
- c. On-street parking is restricted according to the Rules and Regulations and will be enforced accordingly.
- d. Parking pads – There was discussion about the parking needs of some of our residents who have multiple vehicles and not enough parking space. On-street parking is not an option. It was agreed to allow the common area parking to be used for an additional parking space for residents with multiple vehicles, and they should request Board approval in advance according to the Rules and Regulations.

MOTION: Linda moved that the temporary parking signs in the parking pad areas be removed; Tracy seconded; unanimous approval.

The parking pad temporary parking signs will be removed once weather permits.

FINANCE MANAGER’S REPORT – Dave

1. Financial reports were distributed and discussed.
2. Quickbooks – Dave subscribed to QB Live Bookkeeping for online help.
3. 1099 Forms will be completed before the end of January.

NEW BUSINESS

The Neighborhood Grant 2024 has an application deadline of 3/1/24. It was discussed that we should apply for grant money to plant replacement trees in certain common areas where existing trees had been cut down years ago and not replaced. An application will be submitted.

ADJOURNMENT – Mona moved to adjourn; Tracy seconded. Meeting adjourned at 8:19 p.m.