

# Meeting Summary for Monthly Board Meeting

Apr 10, 2025 06:19 PM Central Time (US and Canada) ID: 814 8056 6782

## Quick recap

The team discussed reimbursement rate requests, financials, and various park-related issues such as drainage, security, and architectural control. They also addressed concerns about the park's condition, the performance of the contractor, and the need for long-term solutions. Additionally, they discussed policy updates, fence maintenance, and upcoming events, with a focus on maintaining a positive community atmosphere.

## Next steps

Adam: Work with lawyer on amending declarations to include fining authority

David: Confirm and communicate Easter egg hunt date/time and egg stuffing party details via email

Cody: Research and order new hardwired security cameras before next meeting

Gerry: Meet with Kevin on Wednesday to discuss landscaping issues, missed areas, property boundaries, and sticker bush removal

Nick: Schedule final meeting of Redevelopment Subcommittee to review changes to Article 8.7 of the DCR

Gerry: Follow up on refund status for returned security cameras

Margaret/Tana: Arrange for professional pool cleaner to clean pool before opening and train pool attendants

Margaret/Tana: Finalize pool opening date

Gerry: Obtain quotes for drainage solutions in different zones of the park

Matthew/Gerry: Assess tree trimming needs at Buckman's property

Gerry: Address gate repairs and maintenance issues around the park

Nick/Melissa: Review and process Kenneth Freeland's ACC form for fence repair

Electricians: Fix the motion/night sensor near the fairy tree that was affected during camera installation

Matthew: Replace two trees in the park - one dead tree and one struggling tree

Courtney: Draft a revised policy for tennis court and pavilion reservations

Gerry: Send park use application form to Kiron for the Palm Sunday gathering

Margaret: Talk to Linda Ellis about Kathy Sells' fence removal options

Tana: Coordinate with neighbors about removing Kathy Sells' fence

Gerry: Contact Cornelio to move tree branch pile to curb before Monday's bulk trash pickup

Margaret: Have Josh move the trash cans from Overmead to King's Crest

Landscaper: Mow the park before Wednesday

## Financials and Pool Update Discussed

The meeting began with Adam calling the meeting to order and discussing the approval of the minutes from the previous meeting. Gerry clarified that there were no minutes from the previous meeting, but he had sent a recap of the meeting to everyone. Matthew then presented the financials for the period ending March 2025, which showed a positive cash flow of \$11,387. He also mentioned that they were considering spending on security cameras, reconfiguring the bathroom, and adding a sprinkler station. The board approved the financials and the February minutes. Kiron, a new member, joined the meeting and expressed his desire to invite the board members to his new house for a party. Margaret and Tana provided an update on the pool, stating that they had completed repairs and were working on ensuring the pool was clean and ready for opening.

## Grounds Maintenance Park Condition Discussion

Gerry reports that Kevin from Grounds Maintenance visited last week, but the park's condition was unsatisfactory. A meeting is scheduled for Wednesday to discuss concerns, including missed walkways and uneven mowing. The group considers testing Bermuda grass seed in a

small area due to the high cost (\$3,000 for seed alone) and plans to address sticker bushes. There are concerns about the contractor's attitude and performance, with Matthew suggesting they give him a chance but be prepared to change if necessary.

#### Security and Neighborhood Safety Concerns

The meeting involved discussions on various topics. Gerry and Adam discussed the security update, with Gerry attaching a report that showed a few coyotes and open garages. Tana shared her experience with a landscaping company, highlighting the importance of timely cleanup. Kiron raised concerns about the company's understanding of property boundaries. Cody shared an incident of a potential theft in the neighborhood, emphasizing the importance of locking cars and using lights to deter intruders. Margaret reported a suspicious man in the park, which was later identified as a resident. The social committee discussed an upcoming Easter egg hunt, with David agreeing to confirm the dates and times. The architectural control was discussed, with Nick unable to attend due to a family emergency. The conversation ended with discussions about new homeowners and their plans to repair their fence.

#### Board Discusses Ongoing Issues and Policies

The board discusses several ongoing issues. Cody reports that electricians installed power for security cameras, but there's a problem with lighting near the fairy tree. He returned the original cameras due to incompatible wiring and will research and order new hardwired cameras before the next meeting. Adam updates on the fine policy, explaining that the community's declarations need to be amended to allow fines, which requires a 67% vote from homeowners. The board also discusses the need to clarify timeframes for completing architectural changes and the process for issuing fines. They plan to collaborate on updating these policies and include them in the amended declarations.

#### Drainage Issues in the Park

The board discusses drainage issues in the park, particularly concerning water flowing into residents' homes. Margaret reports on complaints from the Buckmans about water damage, tree trimming needs, and fence maintenance. The board considers various solutions, including creating swales, cost-sharing arrangements, and implementing parts of the park's master plan for drainage. They debate the extent of the park's responsibility and potential liability. No concrete decisions are made, but the board recognizes the need to address the issue, possibly starting with a smaller fix for the Buckmans while considering a larger drainage project for the entire park in the future.

## Park Drainage and Tennis Court Reservations

Courtney, Margaret, Gerry, Stephanie, Adam, David, Matthew, and Tana discussed the ongoing issues with the park's drainage and the need for long-term solutions. They agreed to revisit the problem after the payoff of the pool loan, which is expected in four years. In the meantime, they decided to break down the drainage problem into zones and get quotes for repairs. They also discussed the reservation of the tennis court and the pavilion, deciding that half of the court could be reserved without needing a hundred percent approval from the board. The board agreed to communicate the reservation to other homeowners to avoid conflicts.

## Tennis Court Reservation Policy Discussion

The board discusses the policy for reserving the tennis court, deciding to keep it on a first-come, first-served basis except for parties of 10 or more people, which require approval. Courtney volunteers to draft a formal policy. Kiron informs the board about an upcoming event with 20 children, and Gerry advises submitting a park use application. Matthew announces plans to replace two trees in the park. The meeting concludes with a brief discussion about sidewalk construction in the neighborhood, which appears to be adding accessibility ramps and tactile paving for the visually impaired.