



**Board of Directors Meeting
July 15, 2020 7pm
GoToMeeting Virtual Platform**

Called to order at 19:00

- **Directors in Attendance:** (7): John Mellick, Anne Thomas, Rod Segraves, Scott Kingsford, Sharon Shutts, David Jesse, Bruce Bell
- **Absent:** (1) Jacob Andersen
- **4 Degrees Team:** Christina, Monique & Alexa
- **Prior Meeting Minutes:** Approved via email & posted
- **Financial Review:**
 - **Meadowwood**
 - Operating \$86,861
 - Reserves \$47,380
 - Savings \$51,416
 - **Garden Ridge**
 - Operating \$42,454
 - Reserves \$26,692
 - Savings \$30,427
 - **Gray Hawk**
 - Operating \$19,612
 - Reserves \$8,130
 - Savings \$4,640
 - **Rocky Hill**
 - Operating \$50,981
 - Reserves \$15,368
 - Savings \$83
- **Financials:** No questions regarding financials.

- **Gray Hawk Monuments Committee:** 4 Degrees has provided Sharon with the Hold Harmless agreement for the 22 homes in GrayHawk to sign. This release will remove any liability, now or in the future, from the association & is also meant to ensure all community members are informed of the project.
- **Landscaping Team Updates:** Scott gave extensive recap of the Landscaping Committee's efforts to build a sound Scope of Work, with the help of several community members. Management company had distributed the Scopes of Work for the Board to review. Request to specify the height requirement in all areas, specifically GrayHawk, to 2.5", as it states in Garden Ridge. Scott agreed to make that adjustment to the SOW. Backflow bids are being collected for the association common areas & will be presented to the board upon completion.
- **Private Roads:** Sharon reviewed the private roads committee information that was distributed to the Board & Management during the meeting. According to Sharon, Pinehurst is first on the list to have work done, although the private roads that are throughout the association have not been professionally evaluated. Sharon stated that two bids for Seal Coating have been received, they are waiting on a third. These bids have not been provided to Board or Management Company. No scope of work has been provided to the Board at this time. The Charter states that weekly reports will be given to the Board.
- **Park Refresh:** Board approved basketball hoops to be removed and reinstalled. Original amount that was requested was insufficient for the project. Scott made a motion to move amount up to \$4,000 for the capital improvement project. David seconded the motion it passed.
- **Community Survey:** Management provided the Board with a list of preliminary ideas to send out to the community. Requested that any additional ideas are sent to the management company in the coming weeks & we will send the survey out to the Association.
- **GrayHawk Committee:** Sharon brought up an Amended Declaration for the area formerly known as "The Greens", stating that "C. The Board of the Master Association shall appoint a special committee (the "Advisory Committee"), consisting of not less than one (1) nor more than three (3) owners of lots within The Greens Area, whose function shall be to advise the Board of the special needs and desires of the owners of lots within The Greens Area, particularly pertaining to the use and maintenance of the Exclusive Use Area" in defense of mandating a 'committee' specific to GrayHawk. This information is being reviewed by the association attorney.
- **Board Member Replacement:** Management will send out an email to the Garden Ridge community, to see if there is any interest from a member of the Gardens which will even out the representation and align with the rules set forth in the By-laws.

- **Vice President Appointment:** Board position was discussed & details about the Vice President role can be found in the By-Laws. Ann made the motion to table until the next meeting to include Jacob, who was absent. Bruce seconded and the motion to table passed.
- **Compliance Follow Up:** Management will create a live map & sign-up sheet for Board members to sign up for second check tours for RVs. Dividing the area into 4 sections will make the checks less time consuming for everyone.
- **Sprinkler in Rocky Hill:** Area in Rocky Hill has sprinklers that were damaged in 2014 by a lightning strike & the area has struggled mechanically ever since. Management is asking the Board if they'd like Clearwater to make the repairs. They have provided a bid & can do the project. Two other companies have looked at the area & can either not do the project due to its size or they would have to schedule it for 2021. Scott made the motion to approve up to \$4,000 to have Clearwater do the project to get the area fixed. Bruce seconded and the motion passed.
- **Open Discussion:**
 - Mr. Stroud asked for the Board to consider fixing the wiring issue in GrayHawk that would remove their timers from the city's. He had discussed the project with an employee of Clearwater who'd disclosed that they thought the project would be approximately \$1,200 for the wiring.
 - **Board Response:** Sharon made a motion for the Board to obtain a bid from Clearwater to do the wiring repairs and up to \$2,000 budget. Scott seconded and the motion passed.

Meeting adjourned at 20:56