



Board of Directors Meeting
May 19, 2021 at 7 pm
GoToMeeting Virtual Platform

Called to order at 19:01

- **Directors in Attendance:** (7): David Jesse, Karen Pagliaro, Rod Segraves, Marsha Binder, Scott Kingsford, Sharon Shutts, Eugene Winter
- **Absent:** (1) Jacob Andersen
- **Ponderosa Team-** Rob Guyott, Christina Ross
- **Items approved via Email – N/A**
- **Prior Meeting Minutes – Approved**
- **Amendment to Agenda –** During a previous meeting, a homeowner's commercial vehicle was discussed, but no decision was made. The Board discussed the situation at this meeting, to make sure the appropriate documentation was made for the minutes. Karen made a motion to allow a variance and let the homeowner park his vehicle at his home. No second was received.
 - **The Board will move forward with enforcement of the commercial vehicle.**
- **Financial Review**
 - **Financials-** Financials were reviewed, with no questions from Board. Previous months reconciliation was completed by 4 Degrees Management & emailed to the Board. Rob, with Ponderosa, answered questions about financials and confirmed that all funds are safe & being transferred from previous management.
 - **No Action needed at this time.**

- **Alleyway Questions:** Maintenance on HOA Alleyways will be done mid-June. Sharon made a motion for the Board to allow the HOA Attorney to review the governing Documents to see if the alleys are private or part of the HOA Marsha provided the second and the motion passed unanimously.
 - **Board has asked for Attorney review of Governing Documents to determine if the HOA pays for all the alley maintenance or if the owner along the alley pays for it.**
- **CC&R's Updates** - Sharon made a motion for the HOA to have their attorney review the costs associated with revising the governing documents. Karen provided a second, and the motion passed unanimously.
 - **Management Team will have HOA Attorney review documents for processes & costs.**
- **GrayHawk Separation** – Sharon made the motion to approve the review by HOA Attorney to review the separation from Meadowwood by the GrayHawk community and to form the committee for revisions to the Governing Documents, with GrayHawk taking on any expense of this project on. Karen provided a second, and the motion passed unanimously.
 - **Board Approved the formation of the committee to review the Governing Document revisions.**
- **Preble Painting** – Sight increases in materials, due to lumber costs. Scott will be emailing everything out to the Board for review.
 - **No Board action at this time.**
- **Avista Tree Removal Update** – Three additional trees needed to be removed. Greenstone & Avista have not replied on timelines regarding installation of new trees.
- **Road Work** – Road work has been scheduled for June 15-17 with Arrow. Notices will be sent to owners in early June reminding them of the requirements during the road projects.
 - **No Board action at this time.**
- **Open Discussion** –
 - Richard Shutts asked why the HOA does not look at the option of installing vinyl fencing. Sharon made a motion to have the HOA analyze the costs to switch from wood to vinyl. Karen provided a second. No additional votes in favor, the motion did not pass.

Meeting adjourned at 20:12