



**Board of Directors Meeting  
April 21, 2021 at 7 pm  
GoToMeeting Virtual Platform**

**Called to order at 19:00**

- **Directors in Attendance:** (6): Jacob Andersen, Karen Pagliaro, Rod Segraves, Marsha Binder, Scott Kingsford, Sharon Shutts
- **Absent:** (2) Eugene Winter, David Jesse
  
- **4 Degrees Team-** Christina
  
- **Ponderosa Team-** Melissa & Rob Guyott, Courtney Parvis
  
- **Items approved via Email –** Prior meeting minutes
  
- **Financial Review-**
  - **Meadowwood**
    - Operating \$119,572
    - Reserves \$61,808
    - Savings \$51,521
  - **Garden Ridge**
    - Operating \$46,705
    - Reserves \$32,818
    - Savings \$30,479
  - **Gray Hawk**
    - Operating \$21,495
    - Reserves \$13,340
    - Savings \$4,644
  - **Rocky Hill**
    - Operating \$70,706
    - Reserves \$21,466
    - Savings \$83
  
- **Financials-** Financials were reviewed by 4 Degrees, with no questions from Board.

- **GrayHawk/Meadowwood Main Split:** Sharon shared her point of view regarding GrayHawk splitting from the Meadowwood HOA. She has researched the costs for online voting options, rewriting the governing documents, a lawyer and insurance. Rod asked who would pay for this expense and Sharon advised that they could impose a Special Assessment for the GrayHawk homeowners, and also pay for it with the savings account funds. In Sharon's opinion GrayHawk is not contiguous with any other area, and therefore Sharon thinks that these 22 homes should be their own HOA.
  - No Board action at this time.
  
- **CAI Board Education-** Scott brought up the topic of setting the Association Board of Directors up with an account to access information from the Community Association Institute. Melissa, with Ponderosa, covered the associated benefits of having the Board subscribe. All members offered their opinion on the costs (\$295 per year)
  - Jacob made the motion to approve the funds for the Board to obtain further education for one year, Marsha provided the second, and the motion passed unanimously.
  
- **Parking Resolution Recap-** Recapped the Parking Resolution for the new Directors. Provided information on where to locate Governing Documents and the other important docs. The current, and incoming, management companies explained to the Board that the Governing Documents are not something that we get to choose when we enforce. The commercial vehicles, or other work-related vehicles, in the area are going to continue to be enforced, unless they are emergency vehicles, and first responders, as determined by the employer with documentation. Karen asked what defined a commercial vehicle and was deferred to the Parking Resolution for the clarification as used by the Management Company.
  - No Board action at this time.
  
- **Website Revamp –** Scott would like to see the HOA Website redone to be more user friendly & modernized. The cost is \$300 & would be done via WordPress. All members offered their input, with support for the idea. Jacob made the motion to approve the funds for the project, and Rod provided a second. The motion passed unanimously.
  - Board Action – Scott can arrange for the website project to move forward.
  
- **Road work Bid –** The Board was presented with a spreadsheet that was put together to help review the bids from Arrow & C&H Asphalt to fix common areas & roads throughout the HOA. Management covered the pricing & breakdown of the projects. Arrow, who was previously selected to complete the road work in GrayHawk, did offer a discount for doing the entire project together. Sharon advised that their costs are also lower because they manufacture their own product, which assists in keeping expenses low. The alleyways that are maintained by the HOA were discussed, as there was conversation as to whether or not a Road Maintenance Special Assessment could or should be passed along. Jacob proposed that the HOA cover the maintenance this year, as it has been neglected by the Board for several years. While Scott argued that other homeowners, who do not use these alleyways, should not be paying any amount of money to maintain them. Cost assignment will be added to the next meeting for discussion.
  - **Meadowwood –** Sharon made the motion to accept the bid from Arrow for the parks & common areas for crack seal and seal coat, Jacob provided a second and the motion passed unanimously.

- **Garden Ridge** – Sharon made the motion to accept Arrows bid for Gator Patching & crack filling, but not do the seal coating, Rod provided the second & the motion passed unanimously.
  - **Rocky Hill** – Jacob made the motion to accept Arrows bid for crack seal and seal coat for the areas, Marsha provided a second & the motion passed unanimously.
  - **GrayHawk**- Approved in previous meeting
  - **Meadowwood Alleyways** – Jacob made the motion to accept the bid from Arrow to complete the crack seal and seal coat for the alleyways, have the HOA pay for it, and between now & scheduling, look at appropriating the funds for this section of the project, and Karen provided a second. Sharon voted in favor of the motion, Scott & Rod voted against, and Marsha abstained. The motion did not pass.
- **Backflow Testing (Rocky Hill Cottages & Townhomes)** – Management asked to consider the having the Association cover the expense of having initial testing done on the backflow systems for homes in Rocky Hill Cottages & Townhomes. Any repairs or maintenance thereafter should be covered by the owner; however, the testing should be done as part of the irrigation startup, which is covered currently. The Rocky Hill area does have the funds to cover this expense, and budget for it annually going forward. Jacob made the motion to approve the funds but asked to have an email sent to all owners in this project to see who has completed the testing already, Sharon provided a second & the motion passed unanimously.
    - **Management Action** – Email the Townhomes & Cottages owners to see who has completed the testing, and then schedule MAC Backflow for this work.
- **Preble Painting Contract Extension** – Scott noticed discrepancies on the 2022 proposed pricing that had not been previously noticed. This topic was tabled until the next meeting.
- **Open Discussion** –
    - Charles wanted to know what gave 4 Degrees the authority to sell the portfolio to Ponderosa Community Management & why there was no communication from the Board/4 Degrees. Expressed his extreme disappointment with the current board & wished that it was handled much better.
      - Current management advised that there is an assignability clause in the contract allowing the management to be assigned to a new Agent. Also, apologized to Charles for lack of communication, but we were instructed to respond as homeowners called, rather than send out anything proactively.
  - CCRs- Karen asked that an agenda item be added to the May Directors meeting regarding the CC&Rs. Specifically about discussing a possible update to them.

**Meeting adjourned at 21:00**