

Board of Directors Meeting
Tuesday, July 15, 2019
Minutes

- I. Call to Order – The meeting was called to order by the Board President Brett Funderburg at 7:00 p.m.
 - A. Determination of Quorum – Board Members present: Mark Weaver, Russell Jakala, Dave Marshall, Brett Funderburg, Randy Lawson, Cheng Wooster, and Jettie Nasrallah which constituted a quorum.

Present from Spectrum Association Management: Denise Johnston
 - B. Reminder of Code of Conduct for attending BoD meeting – Board President, Brett Funderburg reminded those in attendance of the Code of Conduct during the open Board Meeting.
- II. Homeowner Open Forum (Limit 2 min / person) –
 - A. A Homeowner thanked the Board for the remodel of the Community Center, he also inquired if sports signs were allowed for a non-profit for kids. He put up signs for a Lacrosse team sign-up on Boulder Lane and they were removed. The Board and ARC assured the Homeowner that those signs were not removed by them nor SpectrumAM.
- III. Approval of Prior Meeting Minutes from May 21, 2019 – The May 2019 Meeting Minutes were provided to the Board of Directors. The minutes were reviewed, and no changes were noted. Dave Marshall made a motion to approve the minutes, the motion was seconded by Brett Funderburg, there were 4 votes in favor of approval, three members abstained as they were either not present at the prior meeting or had not reviewed the minutes, and the motion carried.
- IV. Review of Financials – Denise Johnston reviewed the financial standing of the association as of June 30, 2019. All accounts are in good standing. Brett Funderburg reviewed the Projected Cash Flow and the Receivables of the association to discuss the low water mark that is anticipated by the Association.
- V. Committee and Work Group Reports
 - A. Architectural Review Committee – Dave Marshall reviewed the activity summary.
 - B. Traffic and Pedestrian Safety Committee – Randy Lawson Reviewed.
 - I. Stop Ahead sign installation on Boulder Lane
 - II. Intersection Ahead sign installation at Boulder Lane and Savannah Ridge
 - III. Survey of sidewalk trip hazards

IV. CAMPO funding for 620

VI. Old Business

- A. Bathhouse Remodeling Project Update – Mark Weaver reviewed the final items completed. The project was officially closed on July 11, 2019. Minor Board related items remain.
- B. Finance Committee – Brett Funderburg reviewed.
 - I. Committee is working on projections for the coming years, and capital improvement scheduling based on the recently completed reserve study.

VII. New Business

- A. Landscape – Russ Jakala reviewed.
 - I. Currently sourcing bids for the landscape contract
 - II. Landscape improvements at the Community Center have begun and should be complete soon.
- B. Insurance – Brett Funderburg and Denise Johnston Reviewed
 - I. Property coverages were increased due to bath house remodel project
 - II. Insurance renews in September and is currently out for bid with current provider, Higginbotham, and BlueLime.
 - I. Higginbotham is set to perform loss review on property this week.
- C. 2020 Budget – Reviewed by Brett Funderburg and Denise Johnston
 - I. First draft has been sent to Brett. Denise and Brett to finalize and send to the entire Board for review within the next month. The 2020 budget will be complete and ready for approval at the September 2019 Board Meeting.
- D. Eagle Scout Project – Board discussion
 - I. A Scout has approached the Board about installing a Gaga ball pit at the Community Center for their Eagle Scout project. Dave Marshall and Randy Lawson have met with the Scout and recommended moving forward with the project.
 - I. There was a suggestion to use the Eagle Scout project to add benches along Boulder Lane and at the basketball court.
 - II. There were questions on effectiveness and use of the proposed project.
 - I. Jettie Nasrallah suggested the Board contact the school as they have a Gaga Ball pit to get their thoughts on usefulness.

- III. Dave Marshall and Randy Lawson were going to reach back out to the Scout as well.
 - E. Call for Event Planners – Cheng Wooster announced that there is a need for event planners for the Fall Festival and Winter Festival.
 - I. Jettie Nasrallah suggested putting out a call for volunteers and suggestions in case someone would like to organize a different event as well.
 - VIII. Homeowner Open Forum (Limit 2 min / person) –
 - A. The following topics were brought up during the final open forum:
 - I. Trail updates – none at this time
 - II. Garage Sale dates – those will be announced when the date gets closer. Homeowners sign up and the addresses are advertised online. Signs can be placed at street corners
 - III. Question on speed bumps – those are not allowed per CoA
 - IV. Question on mirror at intersection – not allowed per CoA
 - V. DSDD’s on Chestnut Ridge – that is still in the planning phases. The Traffic and Pedestrian Safety Committee is researching locations to be presented to the CoA for approval
 - VI. Street resurfacing – Any homeowner can call or submit a request online through Austin 311 for pot hole and street repair. Randy Lawson stated that he would look into a full resurface of all streets.
 - VII. The tennis court poles are leaning again – Denise Johnston to contact vendor to have them repaired under warranty.
 - VIII. Question on new homeless rules with CoA and how that will affect Trailhead Park – the park is owned by the CoA, so if this becomes an issue, the calls will need to be made to CoA.
 - IX. Tennis court drainage – the Board needs to have a water flow study completed to find out exactly where the water is coming from.
 - X. New Homeowners – a Homeowner questioned what is given to new Homeowners that move into the neighborhood – The Board stated they are working on it. The new Homeowner Welcome Booklet was presented to the Board prior to the meeting for review.

All Committee Members and Homeowners excused

- XI. Executive Session

- A. Homeowner Aging Report – Denise Johnston reviewed the Homeowner aging report. The Board voted to send 5 Homeowners to legal.
 - B. Review Homeowner Violations Report – Denise presented the Board with the most recent report.
 - C. Next Board Meeting September 16, 2019 at 7:00 p.m.
- XII. Adjourn – The meeting was adjourned at 9:10 p.m.

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