

Board of Directors Meeting
Monday, November 18, 2019
Minutes

- I. Call to Order – The meeting was called to order by Board President Brett Funderburg at 7:00 p.m.
 - A. Determination of Quorum – Board Members present: Brett Funderburg, Russel Jakala, Mark Weaver, Randy Lawson, Cheng Wooster, Dave Marshall, 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 asked Denise to present his concerns about the skunk population in the neighborhood
- III. Approval of Prior Meeting Minutes from September 16, 2019 – The September 2019 Meeting Minutes were provided to the Board of Directors. The minutes were reviewed, and no changes were noted. Brett Funderburg made a motion to approve the minutes as written, the motion was seconded by Jettie Nasrallah, the vote was six (6) Board Members in favor of passing the motion, Mark Weaver abstained as he had not reviewed the minutes. The motion carried.
- IV. Review of Financials – Denise Johnston reviewed the financials. All accounts are in good standing
- V. Old Business
 - A. New Landscape Contract Approved – Brett Funderburg reviewed.
 - B. Insurance has been renewed with Blue Lime – Brett Funderburg reviewed.
 - C. 2020 Budget was approved during the September 2019 Board Meeting – Brett Funderburg reviewed. The Board asked that Denise Johnston and Dave Marshall develop an eBlast to send to the Membership alerting them of the assessment increase and reminding Homeowners to update their autopayments if necessary.
 - D. Eagle Scout project (Gaga Ball Pit) was approved – Dave Marshall reviewed. The project is moving forward. This is a slow process.
 - E. Fall Festival was a success and the Winter Festival will be a HelloNabr event. Cheng Wooster reviewed. This will be the standard Christmas Magic package offered by HelloNabr on December 12, 2019. There was some discussion about the date falling on a school Christmas pageant night, however, there were no other dates available from

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HelloNabr. Denise Johnston to have the pool gate unlocked during the event for bathroom access.

- F. Gutters for Pool – Brett Funderburg reviewed. He is to work on questions posed from a vendor that will be bidding the job and meet with them prior to the end of the year.

VI. New Business

- A. Tennis Court Resurfacing – The Board discussed the bids received. They would like to have the drainage addressed prior to having the tennis courts resurfaced. Russ Jakala to meet with the new landscaper, Yellowstone, once they take over on December 1, 2019. A decision will be made on resurfacing once the Board knows what it will take to fix the drainage issue.
- B. 2020 Landscape Proposal – Russ Jakala reviewed the proposal from Yellowstone. The plan is to start with the front monument and work down Boulder Lane in the median for improvements.
- C. Town Hall Topics
 - I. Wildfire Evacuation Drill – A Homeowner gave a brief presentation about the necessity to have a discussion about this topic. The Board would like to have a Town Hall Meeting in the near future to discuss this as well as Firewise. Dave Marshall to assist in coordinating this meeting.
 - II. Land Development Code Revisions – CCHOA Impact and Position – Randy Lawson reviewed briefly and will work on a date for a Town Hall meeting possibly in January/
 - III. District 6 Mobility Improvements – CCHOA Response / Participation – Randy Lawson reviewed briefly and will work on a date for a Town Hall meeting possibly in January.
- D. 2020 Meeting Schedule – This was discussed by the Board. Dave Marshall will review the 2019 Meeting Schedule and put together a preliminary schedule.
- E. Pool Entry Landscape
 - I. The improvement to the community center was discussed, and the Board would like to move forward with that improvement with changes. Denise Johnston to let Yellowstone know to leave the shrubs and to send over a revised proposal with winter plants and coverage for the lights.

VII. Committee Reports

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- A. Traffic and Pedestrian Safety
 - I. Overview – Randy Lawson gave a brief overview.
 - I. Randy Lawson reviewed the potential for additional permanent DSDD (radar speed limit signs) on Chestnut. The traffic study is complete, and the Board is awaiting results. The City will make the final decision on need, and placement.
 - II. Randy Lawson discussed the Board decision to increase the Constable patrols beginning in 2020 from twice per month to four times per month.
 - III. Randy Lawson and Dave Marshall to meet with Jimmy Flanagan in reference to matching funds for District 6 and report back to the Board.
- B. ARC – Dave Marshall Reviewed.
 - I. ARC YTD Summary – There is no backlog in the ARC approvals. The turnaround time is continuing to decrease.
 - II. Satellite Dishes – Denise Johnston to request an opinion from the HOA attorney on enforcing ARC requests for satellite dishes

All Committee Members and Homeowners excused

- XI. Executive Session
 - A. ARC Review of Common Area Landscape Improvements
 - I. The Board will draft a resolution, for review by the HOA attorney, to require any changes to the median or right of way landscaping fall under the ARC guidelines and approval requirements.
 - B. Homeowner Aging Report – Reviewed by Denise Johnston. The Board did not vote to send any Homeowners to legal at this time.
 - C. Legal – The legal status report was reviewed by Denise Johnston.

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- D. Review Homeowner Violations Report – Reviewed by Denise Johnston.
- E. Resales – The resale list was provided to the Board.
- XII. Next Board Meeting – The next Board Meeting will be held on January 6, 2020 at 7:00 p.m.
- XIII. Adjourn – The meeting was adjourned at 8:50 p.m.