

REGULAR MEETING OF THE BOARD OF DIRECTORS

****MEETING MINUTES****

Meeting Date: October 28, 2020
Meeting Time: 6:00 p.m.
Meeting Location: Virtual Zoom Meeting

- 6:01 pm **Call to Order** Meeting was called to order by Eric
- 6:02 pm **Roll Call** All members of the board are present, excepting Julie Ann, as well as Charity Williams, representing Windemere Property Management
- 6:03 pm **Review of Agenda for Meeting**
Topics for discussion as follows:
- Parking and compliance
 - Landscaping
 - Basketball hoop
 - Food Trucks
 - Tenant
 - Management Expectations
 - Additional Meetings + Other Concerns
- 6:04 pm **Parking:** Board members discussed taking “zones” and doing walk-throughs to note compliance with upkeep and parking violations. Windemere to do a walk-through monthly and individual board members to make note of repeated violations, possibly documenting with pictures. Windemere to provide a checklist based on current CC&Rs. Board most concerned with repeated violations. Most properties have recently updated exterior paint. Concerns discussed about people parking on both sides of the street and impeding traffic. New board measures to address repeat offending to hopefully limit this problem.
- 6:14 pm **Landscaping:** Issue with trees impeding sidewalks—discussion. City ordinances state that nothing can impede sidewalks, so the board will need to address individual owners. Board member to approach owners personally, and if the issue is not addressed, notices sent out. Ultimately, we can have HOA landscape company trim trees where homeowners are unwilling to comply with city regulations. Board discussed replacement of trees and shrubs destroyed by ice storm as well as trees that have become overgrown. Trees that are a hazard on green space

are the responsibility of the HOA. Trees on the easement of a property are the responsibility of the individual homeowner and they would need to be notified by Windemere if there is a safety concern.

6:29 pm **Basketball Hoop** Basketball hoop in green common area replaced. Backboard was not available to replace. Replacement of the backboard was the original plan, but materials have been difficult to acquire during the pandemic. Charity agreed to explore the cost of repainting the backboard, possibly with a powder coat.

6:33 pm **Food Trucks** Board discussed legal concerns brought to our attention via Laurel Law, a firm who represents the interests of the MARC association. We cannot endorse, or appear to endorse, or sponsor food trucks in the neighborhood, due to homeowner concerns. Health and privacy concerns about food trucks could potentially open the association to legal exposure. Charity agreed to contact the representative of the association insurance, CAU, to give the board additional insight into any legal exposure arising from the current pandemic. Responses will be drafted by Windemere and sent to respective parties, after the drafts have been approved by the board.

7:02 pm **Management Expectations** Board addressed expectations with Windemere management moving forward. Board expects management company to enforce homeowner violations through notices and fines. Board expects a timely response to emails, particularly of a legal nature. Board would like to set up the expectation that there will be a response in 3-4 at least acknowledging a receipt of an email and a desire to reply in the near future. Charity agreed. Windemere has recently hired an assistant, Kat Banzerite, who will be assisting with response time.

7:27 pm **Additional Meetings** Board agreed to meet more often, at least every three weeks, to address some of the pressing homeowner concerns. Next meetings: either November 18th or 19th at 6:00pm. Subsequent meeting to be held December 15th at 6:00 pm.

7:34 pm *Meeting Adjourned.*

