

PARADISE COVE HOMEOWNER ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING

February 15, 2022 @ 4:30 PM

In-Person and Zoom

1. **CALL TO ORDER:** President Randy Dawson 4:32 pm
2. **ROLL CALL:** John Whipple VP, Randy Dawson President, Mike Adams Secretary, Kathy Hymas Treasurer (via zoom), Ben Green excused.
3. **HOMEOWNER OPEN FORUM:** (Limited to 10 Minutes) Patty Nichols #155 shared her concern regarding the service box on the side of her house. Mike Essa shared concerns about the pumps not working in ponds. Mike asked about signs around the ponds also. Mike also mentioned driving through the neighborhood recently and seeing several garage light bulbs out.
4. **APPROVAL of MINUTES:** January 11, 2022 Minutes. Mike Adams read the minutes. Motion to approve by Randy Dawson 2nd by Mike Adams all in favor, motion carried.
5. **BOARD ACTION SINCE LAST MEETING:**
 - a. Approved Elite to repair drip line behind unit #156.
 - b. Approve Elite to repair a leak behind #146.
6. **TREASURERS REPORT:** Kathryn Hymas, Treasurer
 - a. Transfer didn't happen as approved in January meeting. Recommended to have that happened in February. **Brian will have it completed this week before 2/18/2022**
7. **MANAGEMENT REPORT:** ERA Property Management Reporting
 - a. Monthly Inspection Results – Randy and Brian reviewed the report and photos. Themes of items that need to be addressed:
 - i. Parking on the Landscaping.
 - ii. What should we do with curbing in general?
 - iii. What about common areas?
 - iv. What about limited common areas? Lawn ornaments and Décor?
Hoses?
 - v. Location of Trash Cans?

Motion Made by Randy to update rules and regulations to state that when trash cans are not out on trash collection day, trash cans be placed to the side of home on sidewalk not extending past front of house, or in garage, and not on landscaping. Mike 2nd, all in favor motioned carried.

 - b. Discussed replacement/refurbishment of signs. Randy brought representative sign. No action taken and item was postponed for future discussion.
 - c. Banking update and changes - **tabled**

8. OTHER DISCUSSION/ACTION ITEMS:

- a. Discuss Pond cleaning/dredging - Brian from ERA to provide copies of past bids received - **tabled**
- b. Discuss bids from arborists to trim/remove trees across the entire HOA - Randy Dawson, President - **tabled**
- c. Demo public website and vote to approve purchasing domain name(s), hosting company, and launch date of site - Randy Dawson, President - **tabled**
- d. Presidential Power to approve maintenance, irrigation repairs up to specified amount (TBD) per month - Randy Dawson, President

Motion made by Randy to grant HOA president or Vice President authorization to approve up to \$500 per month in irrigation repairs and \$500 per occurrence in pond repairs. HOA president or Vice President will send an email updating the board on the use of this authorization. 2nd by John. All in favor motion carries.

- e. Property Management "Transfer Fee" - Randy Dawson, President & Brian Brough from ERA - **tabled**
- f. Calculating and Implementing Late Fees/Interest on Overdue Assessments - Randy Dawson, President - **tabled**
- g. HOA Records Policy - Randy Dawson, President - **tabled**

9. MOTION TO ADJOURN: 6:51 by Randy.

NEXT MEETING: February 23rd time tbd

Executive Session: To follow regular meeting (If needed)

Approved 2/23 9:43 am
MK Adelman
Sec.