

APPROVED

- I. Call to order: 6:37 p.m. 10/23/18
- II. Roll Call
 - A. Board Members Present: Joe Krystkowiak, David Seery, Robert Deuson, Ed Martin, Cheri Conti, Trevor Asher
 - B. Board Members Absent: None
 - C. Homeowners: None
- III. Homeowners Forum (limit 15 minutes)
 - A. None
- IV. Approval of Minutes
 - A. Joe motions to approve. Robert seconds.
- V. Calendar / Reserve Calendar
 - A. November Board Meeting has been moved to November 28 due to Thanksgiving
 - B. Confirmed plan to turn off the pool heater on November 4
 - C. December meeting has been moved to December 19 due to Christmas
- VI. Resale Report – none
- VII. Treasurer's Report
 - A. Robert: Detailed package with September balances was not received. Tabled until next Board Meeting.
- VIII. Committee Reports
 - A. Architectural
 1. 11911 Bubbling Brook re: Painting - Approved by Board
 2. 11911 Bubbling Brook re: Rain gutters and extension of the driveway - Approved by Board
 3. 11992 Bubbling Brook re: Solar panels approved by Board
 - B. Landscape
 1. Proposal from Brightview re: tree trimming - Board discussed and decided to proceed with the work. No tree trimming was done last year, so the work is needed this year. Ed motioned to approve the Brightview work order. Joe seconds. Robert agrees.
 2. Proposal from Reyes Tree Services - Board agreed not to proceed due to the higher costs associated with this proposal
 - C. Pool / Spa
 1. MD&D Pools has been notified that the Board wishes to proceed with the pool repairs. MD&D is working to get the necessary permits. The expectation is that it will be 6-8 weeks for permit approval.
 2. The Board wishes to modify the scope of work to include paving two small areas that are currently dirt. One is immediately to the left of the stairs walking towards the spa. The second is at the back of the pool area, beyond the restrooms.
- IX. Managers Report
 - A. Repair and Maintenance Log

000001

1. Report of vehicle damaged by falling tree limb near 11808 Alderbrook, photos and estimate from vehicle owner, per board, matter turned over to the HOA carrier, pending receipt of approval/denial of claim; pending

X. Violation Log

A. 11919 Bubbling Brook re: Nuisance (1st and 2nd) - The Board discussed and agreed that the two violation notices were sent in quick succession. In an effort to give the offending homeowner time to receive the notice, the Board agreed to uphold both violations, but to abate the fine on the second violation. David motions to affirm this, and Joe seconds.

B. 11952 Honeybrook re: trash cans always left on driveway and not put away out of sight (3rd violation). David confirms that every single day the trash barrels are on the driveway in front of the garage. In addition, there is a non-registered vehicle being improperly stored in the driveway. David motions to uphold the 3rd violation. Joe seconds. Cheri will notify homeowners and also address the vehicle situation.

XI. Delinquency Report: attached for board review

A. 11930 Honeybrook - Homeowner was requested to attend the meeting, but was not present. Agreement was to make payments of \$200 per month to try and get caught up. Homeowner did pay \$200 for October. David motioned to table this until the next meeting to see if homeowner sticks to the payment plan. Ed seconds, and Joe agrees.

XII. Old Business

A. Exclusive Use Common Areas (approved by board)

XIII. New Business

A. Some of the houses in the neighborhood appear to be in need of a re-paint. The Board will consider sending notices out to remind homeowners of their obligations to paint and keep the houses looking nice.

B. Open Board Member position - Board agreed that an announcement should be sent to all homeowners to let them know that there is an open position and that they should attend the next meeting or reach out to Cheri if interested in being on the Board. Joe will draft a letter which Cheri can include in the mailing for our next bills.

XIV. Next Meeting

A. The next meeting of the Board of Directors is scheduled to be held on November 28, 2018 at 6:30 pm at the Quailridge II Cabana

XV. Adjournment: Joe motions at 7:43pm. David seconds.

- XVI. Executive Session – Legal, Delinquencies
A. None