

APPROVED

- I. Call to order: 6:57 p.m. 11/28/18
- II. Roll Call
  - A. Board Members Present: Joe Krystkowiak, David Seery, Robert Deuson,
  - B. Board Members Absent: Ed Martin
  - C. Spectrum Property Services: Cheri Conti, Raymond
  - D. Homeowners: None
- III. Homeowners Forum (limit 15 minutes)
  - A. Mr. Mark Johnson - Discussed homeowner fees
- IV. Approval of Minutes
  - A. Joe motions to approve. David seconds.
- V. Calendar / Reserve Calendar
  - A. December meeting has been moved to December 19 due to Christmas
  - B. In 2019, the Board would like to hold meetings on the third Wednesday of each month
- VI. Resale Report – none
- VII. Treasurer's Report
  - A. Joe motioned to approve the balances as reported on the agenda for September and October. David seconds
- VIII. Committee Reports
  - A. Architectural
    1. None
  - B. Landscape
    1. Brightview tree trimming - scheduled for December 5, 6, 7, and 10.
      - a) Homeowner at 11901 Berrybrook is requesting a full size replacement tree. Board discussed. Joe motioned that the Board would be willing to issue a standard replacement tree, which is up to 15 gallons. Should the homeowner request another tree size, the Board would consider the request to be completed at the homeowners expense. David seconds.
  - C. Pool / Spa
    1. MD&D is working to get the necessary permits. The expectation is that the permits will be obtained soon. The time frame to complete the work is approximately 6-8 weeks.
- IX. Managers Report
  - A. Repair and Maintenance Log
    1. R&S Proposal for installing cameras at the cabana / pool area. Board discussed and agrees to proceed. David motioned to approve, and Joe seconds the motion.
- X. Violation Log
  - A. 11919 Bubbling Brook re: Nuisance (3rd) - The Board discussed and agreed to uphold the violation. David motions, and Joe seconds.

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- B. 11952 Honeybrook re: trash cans, storing inoperable vehicle, and dumpster (3rd violation). Board discussed and the situation has been resolved. Homeowner has moved out, and the issues are not occurring any more. Board agreed to uphold the violation, but abate the fine. Joe motions, and David seconds.
- XI. Delinquency Report: attached for board review
- A. 11930 Honeybrook - Homeowner attended the meeting to discuss. Agreement was to make payments of \$200 per month to try and get caught up. Homeowner has paid an amount that is greater than \$200 per month on average, but has not been sticking to the monthly payments. Board reiterated that there needs to be communication, and that an effort must be made to get caught up.
- 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. Tabled until January meeting.
- B. Open Board Member position - Still open
- C. There is a mattress being stored on the side of the house at 12007 Berrybrook. Need to send a violation letter.
- D. There are vines across the roof and second story of the house at 11840 Alderbrook. Need to send a violation letter.
- XIV. Next Meeting
- A. The next meeting of the Board of Directors is scheduled to be held on December 19, 2018 at 6:30 pm at the Quailridge II Cabana
- XV. Adjournment: Joe motions at 7:55pm. David seconds.

XVI. Executive Session – Legal, Delinquencies

A. None