

HOA May 16, 2017, at 5:00pm
BOARD MEETING
AGENDA

- Meeting call to order
- Proof of notice of the meeting given
- Establish a quorum (3 of the 5 board members need to be present, or via phone conferencing)
- Review & Approve February, 2017 Board of Directors Meeting Minutes
- Financial review
- Discussion of Old Business:
 - Manuel Pagani, former owner of 631 Cornerstone Dr has vacated 631 Cornerstone Dr., and owner/resident Sandi Plett, of 621 Cornerstone Dr. has filled his position on the committee.
 - Fitness room carpet has been replaced, as well as pool table area, and clubhouse area rugs.
 - Gate-system issues seem to have been resolved for the time being. System replacement was not necessary at this time. Company came out and replaced a few last items and all has been working correctly.
 - Phase 2 well is in progress. Work has been started.
 - Security for Jennifer's townhouse has been discussed and is in progress. Will get a pole for sliding door, and battery operated sound alarms for entry/window.
 - Has a standard been decided upon with Dan Curtis for the bushes around the AC units?
- Discussion of New Business:
 - Should a community owner be permitted to keep a personal vehicle parked on property full-time if they do not use the community themselves? (If they only use their townhome for long-term rental, and do not personally use it as their vacation home)
 - Maintenance has had a discussion with Dan Curtis regarding the possibility of having a fence built around the equipment at the end of Grand Oak Dr. to prevent people from vandalizing and messing with the equipment. Currently there has been issues with people vandalizing, and minors from surrounding communities climbing around the machines.
 - Recycle dumpster has been moved to the end of Grand Oak Dr. due to residents throwing regular trash. It has been discussed of the possibility of planting bushes, or landscaping around it to make it look more presentable.

- Maintenance has gathered a bid for replacing the security camera system for the community. Current system is very outdated, and not reliable anymore.
- Owner of 603 Elmhurst Ct. has request the HOA repair the front patio area around his front door due to gaps forming and foundation cracks. (See attached letter from resident)
- Does the HOA have the authority to manage individual owner's patios for pressure washing, upkeep, and general appearance? (see attached documents)
- Any other new business
- Adjournment