

MEETING MINUTES

Location: Anymeeting.com

➤ **CALL TO ORDER**

- The meeting was called to order at 6:18 PM by Marcus Bonds.

➤ **ROLL CALL AND VERIFICATION OF A QUORUM**

- Members present: **Shannon Boe, Mike Walker, Patrick Spikes, Marcus Bonds
Jeffrey Gavrich, Steve Mileski**
- **Members NOT present: John Tramell**
- Julio Mendez, CAM from Leland Management.

➤ **PROOF OF MEETING NOTICE: notice sent to BOD in advance to post 48 hours in advance**

➤ **APPROVAL OF PREVIOUS MEETING MINUTES**

- July 27, 2021 meeting minutes
 - Motion - **Shannon Boe**
 - Second - **Steve Mileski**
 - Vote: **Shannon Boe -YES / Mike Walker -ABSTAIN / Patrick Spikes -YES /
Marcus Bonds -YES / Jeffrey Gavrich -YES / Steve Mileski - YES /
John Tramell – abstain (not present) → motion pass – approved**
- August 11, 2021 meeting minutes
 - Motion - **Steve Mileski**
 - Second - **Shannon Boe**
 - Vote: **Shannon Boe -YES / Mike Walker -YES / Patrick Spikes -YES /
Marcus Bonds -YES / Jeffrey Gavrich -YES / Steve Mileski - YES / John
Tramell – abstain (not present) → motion pass – approved**

➤ **President Remarks**

- **Marcus Bonds provided report of HOA items – (Asked for more resident participation, Announced/reminded everyone of the upcoming annual meeting in October, Announced more information on the Lake Sawyer South webpage including a project list and calendar of events, asked residents to report dumping activities as they are increasing around the conservation areas.**
- **Marcus Bonds stepped down as an ARB member due to responsibilities as COA President and to preclude and potential conflicts of interest.**

➤ **Resident Comments**

- Resident (who/address)(Keith Watkins/Roskin Ln? – CAM unknown) mentioned sign from roofing company located at the intersection of Derexa and Ruskin – manager will follow up with company to remove the sign.

➤ **Committee updates – committee representatives provided updates and comments – in depth discussion**

Fun: Janelle Shay offered to run the Halloween decorating contest, Marcus asked for more resident participation to help plan other activities like the Turkey Trot and Santa visit as well as other events.

Decorations: Patrick reported he needed new flags and wanted to know status of flag poles.

ARB: applications reviewed 18, Approved 10, approved with conditions 3, Denied 5.
Marcus Bonds resigned from the ARB and the ARB nominated Crystal Bernard-Converse to replace him on the ARB.

➤ **FINANCIALS/COLLECTIONS**

- **Financial review – CAM provided update on account balance which were.**

Lake Sawyer South Community Association, Inc.

Balance Sheet

7/31/2021

Assets

Cash - Operating

1001 - Operating Account - Alliance Bank	\$253,860.95
1070 - Operating ICS - Alliance Bank	\$224,148.06

<u>Cash - Operating Total</u>	\$478,009.01
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Cash - Capital

1090 - Operating - Alliance Working Capital	\$115,548.11
1095 - Operating - Alliance Capital Improvements	\$42,626.67

<u>Cash - Capital Total</u>	\$158,174.78
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Cash - Reserves

1100 - Reserve MM - Alliance Bank 0.45%	\$33,203.42
1170 - Reserves ICS - Alliance Bank 0.50%	\$609,986.16
1189 - Reserve CD - Fourth Capital Bank 3/12/22 - 0.45%	\$213,267.06

<u>Cash - Reserves Total</u>	\$856,456.64
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- **Invoices BOD approval**
 - Juniper: Common Area Irrigation Revised invoice number 129794 \$1077.95

Lake Sawyer South HOA
Board of Directors Meeting
Wednesday, August 24, 2021 at 6:15PM

- Dimasi – Inv#1540.2021 PRO \$ 800.00
 - Motion - **Shannon Boe**
 - Second - **Patrick Spikes**
 - Vote: **Shannon Boe -YES / Mike Walker -YES / Patrick Spikes -YES / Marcus Bonds -YES / Jeffrey Gavrich -YES / Steve Mileski - YES / John Tramell – abstain (not present) → motion pass – approved**
- Juniper – Inv# 129027 \$ 38,648.43 – TH installation – remaining buildings
- Juniper -inv# 127040 \$19,198.00 TH Landscape enhancement
- Juniper – Inv#127039 \$ 12,075.50 TH Landscape enhancement
 - Note: motion to approve invoices 129027-127040-127039 – retain 10%=\$6992.93 until final inspection by the BOD.
 - Motion - **Shannon Boe**
 - Second - **Patrick Spikes**
 - Vote: **Shannon Boe -YES / Mike Walker -YES / Patrick Spikes -YES / Marcus Bonds -YES / Jeffrey Gavrich -YES / Steve Mileski - YES / John Tramell – abstain (not present) → motion pass – approved**
- United Fire protection – Inv#9955040 \$ 55.84
 - Motion - **Patrick Spikes**
 - Second - **Shannon Boe**
 - Vote: **Shannon Boe -YES / Mike Walker -YES / Patrick Spikes -YES / Marcus Bonds -YES / Jeffrey Gavrich -YES / Steve Mileski - YES / John Tramell – abstain (not present) → motion pass – approved**
- Juniper – Inv#127527 \$600.00 Irrigation
 - Motion - **Patrick Spikes**
 - Second - **Steve Mileski**
 - Vote: **Shannon Boe -YES / Mike Walker -YES / Patrick Spikes -YES / Marcus Bonds -YES / Jeffrey Gavrich -YES / Steve Mileski - YES / John Tramell – abstain (not present) → motion pass – approved**
- Juniper – Inv#127524 \$885.28 Main line repair – Timer C (pool)
 - Motion - **Shannon Boe**
 - Second - **Steve Mileski**
 - Vote: **Shannon Boe -YES / Mike Walker -YES / Patrick Spikes -YES / Marcus Bonds -YES / Jeffrey Gavrich -YES / Steve Mileski - YES / John Tramell – abstain (not present) → motion pass – approved**
- Juniper – Inv#127595 \$570.50 TH irrigation repair
 - Motion - **Patrick Spikes**
 - Second - **Steve Mileski**
 - Vote: **Shannon Boe -YES / Mike Walker -YES / Patrick Spikes -YES / Marcus Bonds -YES / Jeffrey Gavrich -YES / Steve Mileski - YES / John Tramell – abstain (not present) → motion pass – approved**

- Poop Bandit – Inv#001 \$767.60
 - Motion - **Patrick Spikes**
 - Second - **Steve Mileski**
 - **Question to the motion: Shannon question the significant usage in bags**
 - Vote: **Shannon Boe -YES / Mike Walker -YES / Patrick Spikes -YES / Marcus Bonds -YES / Jeffrey Gavrich -YES / Steve Mileski - YES / John Tramell – abstain (not present) → motion pass – approved**

➤ **OLD BUSINESS**

1. Monument Proposals – (waiting for proposals)
2. Pothole Paving - (scheduled for 27 August, Jeff is project lead)
3. Pool Pack - (scheduled for last week in Oct and the pool will be closed for 10 days)
4. Salomon Alley Boulders
 - i. Note: motion to accept/keep the remain 3 pallets of boulders from vendor.
 1. Motion - **Patrick Spikes**
 2. Second - **Shannon Boe**
 3. Vote: **Shannon Boe -YES / Mike Walker -YES / Patrick Spikes -YES / Marcus Bonds -YES / Jeffrey Gavrich -YES / Steve Mileski - YES / John Tramell – abstain (not present) → motion pass – approved**
5. Fountain - (new fountain ready and awaiting install date)
6. Townhouse numbers - Shannon Boe said the work was completed
7. Courts - (Awaiting dates for maglocks and Juniper landscaping)
8. Pressure washing
 - i. Note: motion to cancel pressure washing of sidewalks for the fall – Yes to pressure wash the canopies at the pool.
 1. Motion - **Marcus Bonds**
 2. Second - **Patrick Spikes**
 3. Vote: **Shannon Boe -YES / Mike Walker -YES / Patrick Spikes -YES / Marcus Bonds -YES / Jeffrey Gavrich -YES / Steve Mileski - YES / John Tramell – abstain (not present) → motion pass – approved**
9. Security Camera
 - i. Note: motion to approve ALDEN proposal – subject to revised proposal to include that they will keep/save data of an incident for a period of one (1) year.
 1. Motion - **Marcus Bonds**
 2. Second - **Steve Mileski**
 3. Vote: **Shannon Boe -YES / Mike Walker -YES / Patrick Spikes -YES / Marcus Bonds -YES / Jeffrey Gavrich -YES / Steve Mileski - YES / John Tramell – abstain (not present) → motion pass – approved**
10. Amenities – Discussion surrounded which amenities should be placed and where based on platting of the community. Marcus recommended establishing a committee to get full community by in since no option received more than 7 votes in the two previous surveys. Patrick remarked we keep pushing this down the road and not doing anything. this item was tabled

➤ **NEW BUSINESS**

- Berkshire Park Fall Garage Sale – Patrick Spikes proposed to cancel garage sale for the fall
- Annual & Budget Meetings – schedule dates – meeting set for Oct 26, 2021
- Split rail fence – BOD request CAM to start looking for proposals
- Community activities (Halloween contest, Turkey Trot, Xmas decorations)
- Information Sessions- (scheduled for 8 & 22 September at the pool at 6pm each day)
- HOA-BOD Online invoice approval – item tabled until more information received from Leland on how it actually works
- Appoint new member to ARB Committee
 - Note: Motion to appoint Crystal Bernard-Converse
 - Motion - **Steve Mileski**
 - Second - **Jeffrey Gavrich**
 - Vote: **Shannon Boe -YES / Mike Walker -YES / Patrick Spikes -YES / Marcus Bonds -YES / Jeffrey Gavrich -YES / Steve Mileski - YES / John Tramell – abstain (not present) → motion pass – approved**
- **Purchase new USA Flags**
 - Note: Motion to three (3) new USA Flags
 - Motion - **Patrick Spikes**
 - Second - **Steve Mileski**
 - Vote: **Shannon Boe -YES / Mike Walker -YES / Patrick Spikes -YES / Marcus Bonds -YES / Jeffrey Gavrich -YES / Steve Mileski - YES / John Tramell – abstain (not present) → motion pass – approved**

➤ **ADJOURNMENT: meeting adjourned at 827PM**

- Motion - **Shannon Boe**
- Second - **Patrick Spikes**
- Vote: **Shannon Boe -YES / Mike Walker -YES / Patrick Spikes -YES / Marcus Bonds -YES / Jeffrey Gavrich -YES / Steve Mileski - YES / John Tramell – abstain (not present) → motion pass – approved**