



**Board Meeting Minutes**  
**June 21, 2018**

Noting the presence of a quorum of the board members, the meeting was called to order by Russ Simpkins at 7:39 pm.

**Board Members Present:** Russ Simpkins, Brian Lindwall-Thomas, Tate Elliott, Jay Hurley and Rob Brakeman

**Open Comment period:** No comments

**Board Member Presentations:**

**SEPTIC:** *Russ Simpkins*

Septic is operating normally. During the power outage, Gallagher had to operate generators. One of the generators needed repair and the work was completed.

**STREETS:** *Rob Brakeman*

Rob is currently working with our resident construction expert Ebrima to get quotes for re-paving the community. There was a lot of talk about the costs, how much money was in reserve. The board is in general agreement the streets need to be repaved. We're hoping to get the final quotes in soon to review costs and to determine if we have funds to execute this year. The board may have a follow up meeting in July to come to a final decision on repaving.

Streets committee has sent letters to residents observed/reported driving too fast. This has been effective, but we still get non-residents. Rob talked about the possibility of adding in digital signs that report your speed. We also discussed adding other signage and getting portable speed bumps.

**RULES AND BYLAWS:** *Russ Simpkins*

Resident questions about lawn damage and clarifications on ARB letters. Resident notification about bug infestations destroying trees.

**WEBSITE:** *Russ Simpkins*

Nothing to note

**LANDSCAPE:** *Anthony DePalma*

No report

**ARCHITECTURAL REVIEW BOARD (ARB):** *Brian Lindwall-Thomas*

A lot of ARB requests have been approved - replacing roofs, replacing HVAC, painting etc. Spring walkthroughs have been completed by driving around the neighborhood with checklists. For all enfracctions noted, the ARB process is being followed and we're seeing positive results so far.

**FINANCE:** Tate Elliott

All finances are up to date. There was a clarifying question about how to allocate costs for tree removal and a note to pull extra charges from Gallagher from Septic Reserve.

**Old Business:**

None

**New Business:**

Spring walkthrough was addressed during ARB.

Meeting adjourned at 9:15 pm.

Respectfully submitted,  
*Russell Simpkins,*  
*President*