



Board Meeting Minutes October 21st, 2021

Noting the presence of a quorum of the board members, the meeting was called to order by Russ Simpkins at 7:10 p.m.

Board Members Present: Anthony DePalma, David Orr, Eddy Rodriguez, Russ Simpkins, Jonathan Thomas. Brian Lindwall-Thomas and Veerat Kalaria arrived later.

Open Comment

- ❖ No comments

1. Finance Committee: Eddy Rodriguez

- ❖ Monthly updates
 - 2022 budget drafted, no notable adjustments. Reserves are healthy, all contracts are signed.
- ❖ Budget Vote: Russ motioned to approve the 2022 budget, Anthony seconded the motion. The Board voted as follows: Eddy:yes, David:yes, Jonathan:yes, Anthony: yes, Russ: yes, Brian:not present and Veerat:not present. The board approved the 2022 budget.

2. Landscape: Anthony DePalma

- ❖ Monthly updates
 - Fall cleanup starting soon.
 - Path work on Old Colony is not yet scheduled.
 - Gazebo replacement quotes almost complete. Final options will be added to November packet for Notice & Comment.
 - Bike rack Followup: Dave got a quote for about \$1500.
 - No update on the Dog Trash project.

3. ARB Committee: Brian Lindwall-Thomas

- ❖ ARB Status
 - Team is working well, requests are flowing nicely.
 - Homeowner agreed to remove shed, but doesn't want to pay to remove it. Anthony will get a quote for cost of removing the shed. Board can vote on next steps after.
 - Shrubs & Signs: ARB can work with Landscaping to handle overgrown/dead shrubs in the limited common areas around utility boxes. ARB can work with Streets to get stop signs, straightened.
- ❖ Solar
 - Lawyers reviewed proposed rule addition

- Russ requested Brian ask Lawyers to review our bylaws and provide recommendation on process to add new rule. Do we need a vote? Does this require 51% community approval? 67% board approval? Something else?

4. Septic Committee: Russ Simpkins

- ❖ Monthly updates
 - All contract renewals are done.

5. Street Committee: Russ Simpkins

- ❖ Monthly updates
 - Other ½ catch basin cleanout not yet scheduled due to company availability. If not this year will happen in the spring.
- ❖ Speed bump followup:
 - Investigation ongoing, nothing to present yet.

6. Rules and Bylaws: Russ Simpkins

- ❖ Resident calls/concerns
 - No calls since last meeting.

7. Website: Russ Simpkins

- ❖ Monthly updates
 - Nothing notable changed.
 - There is a delay on ARB requests. Russ to look into removing the delay.

Annual meeting will be held on November 18th. This will be held in-person at the United Methodist Church of Monroe. We will also provide a Microsoft Teams meeting link for people who wish to attend virtually.

Meeting adjourned at 8:29 p.m.

Respectfully submitted,


Jonathan Thomas
Secretary