



Monthly Board Meeting

DATE: December 09, 2020

LOCATION: 1476 Monterey Drive

MEMBERS PRESENT: Mary Hackett, Susan McCormick, Steve Ward, Jan Sprinkle and Stacy Seapy

MEMBERS ABSENT: Deb Kelsey

GUESTS PRESENT: None

CALL TO ORDER: 7:00 p.m.

FINANCE SECRETARY:

Shared the report via email.

Update on 1475 MD, Mary is going through the paperwork to get started.

Oct 2017 Chris went to court to subpoena financial documents of nonpayers. Next step is to get a judgement, then have Dezio contact them after we have the judgement. Trying to get a court date - needs to get the warranted and debt form.

Do we need to have Dezio write a letter that confirms their nonresponse to the payment plan and that further action will now be taken? Have the letter to them state "since you did not respond to our payment plan, we have taken further action" and then tell them about the court date. This will connect the previous payment plan offer with this next step.

TREASURER:

Made the transfer of 2,750 from checking to saving and we are in pretty good shape.

Amount in checking after pending taking out is \$45,869.72.

We have a healthy checking account balance - more will be coming out once Algieri is paid.

SECRETARY:

Should we try to collect renter's contact info to send newsletter – yes, Stacy will gather.

Emailing info about Security Company:

- Want to include info about comcast? (No)
- Stacy will send and will include a blurb about security company & thank you to Pat Abell. 43 years in the neighborhood and several years on the board.

COMMON AREA:

Algieri blew leaves and coming on Friday to do the leaves in B & C

ARCHITECTURE:

Deb is absent, but shared there is nothing to report.

PRESIDENT REPORT:

- a. 316 LFL
 - a. Too much stuff piled up on the side yard and a tarp in the backyard
 - b. Steve: not sure what we can do because it is his land, Mary says it is on his property, but she is concerned that he is not maintaining his place/makes it look the neighborhood look dump
 - c. Susie: this feels like a convo that Deb could have with him and let him know he should do something about it.
 - d. Mary will talk with Deb and ask her to talk with him.

OLD BUSINESS:

1. Comcast contract discussion
 - a. Steve feels the board should have a position/recommendation for what we think is the way forward
 - b. Could reduce dues by \$447/year if we drop both security and cable. Susie: we had already moved the line item for security elsewhere, so it is not necessarily a true reduction as we will have to reallocate the money towards it next year and take it from somewhere else.
 - c. If we get rid of these two things, are people going to wonder what they are getting for \$549/year. They will be getting trash and common area maintenance.
 - d. Steve, can we vote to change from 75% to 50% to make changes? Susie was worried it would look like we are trying to initiate that change to get the result we want.
 - e. Jan asked why we want to drop security? For \$51/year a house it could be worth it.
 - f. We should give people ballots with pre-stamped return envelopes.
 - g. Mary, is it a Dezio question to ask how we should go about getting people's votes? (paper, electronic, etc)
 - h. If the vote carries, then xyz would be the board language.
 - i. Check with Dezio to see if we could give people the option to drop one or the other.
 - j. Include in the notification, the bylaws language that would be if either option were dropped or both.
 - k. Susie is worried about us taking a position, Steve feels we should make a position and as the board we can make a recommendation. Susie could support that we as a board vote to move it forward but worries we will look like the "powers that be" and will get push back by reaction to that sentiment. Steve confirmed that we could definitely at least vote that we will take it forward to vote.
 - l. We will vote in January – the contract ends on June 30th, but we need to notify Comcast before April 30th or the contract will auto renew for 2 years.
 - m. Jan asked if we could explore other options besides Comcast; Steve said Comcast really is the gold standard. A huge advantage of getting rid of paying for cable via the HOA is it opens the door for individual choice/negotiation because we can get bundled prices. It is more future proof not to be tied to cable - since cable tv is an increasingly outdated source of tv with Netflix etc. now being an option. When added to the bylaws, cable tv was the main source of tv.
 - n. Need to emphasize/include the purpose of the HOA in the notification (though we cannot easily get rid of the HOA)
 - o. Susie says we need to make sure we are ok with keeping our rates the same for a few years because people will say this is just a way for us to make more money or raise the rates in future years. So perhaps we want to steer away from giving/emphasizing exact dollar amounts for the potential reductions on the notification.

NEW BUSINESS:

- a. Resident's Handbook – will have a meeting just to discuss the handbook in the future
- b. We will be having a fire hydrant installed in Susie's cul-de-sac next week.

ADJOURN: 8:03 p.m.

NEXT MEETING: Wednesday, January 6, 2020 at 6:30 at Susie's house (1448 MD) (tentative) & then Handbook mtg would be January 13th, 6:30 location Steve's house (1515 LFD).