

Minutes: Audubon Landing HOA Board Meeting

December 9th, 2020 6:30PM

West Meadows Community Center

Call to Order – J Thornhill. 6:30pm

- Attendee Recognition – J. Thornhill. **A quorum of the Board was established with four (4) Board Members attending. David Ritchie was not present for the meeting. Six (6) Members attended the meeting as well.**
- Updates To Agenda. **None.**
- Treasurer: Financial Report YTD October 2020 – J. Garcia. **John Garcia provided a brief report on the October 2020 financial report including an update on the operating account and the reserve account for the Association. Motion made by Joyce Byers to approve the Treasurer's Report, seconded by Debby Amon. The motion was unanimously approved.**

Without Meeting Confirmation – J. Thornhill

- Approval of November 9, 2020 meeting minutes.
 - Approved addendum to Yellowstone contract to add 54 additional annual plantings per rotation.
 - **Motion made by Debby Amon to approve the action without a meeting approval, seconded by Joyce Byers. The motion unanimously passed.**
- **Individual Reports:**
 - Pool – J. Thornhill. **Julie Thornhill reported that the pool resurfacing work is scheduled to start on January 4, 2020. At that time, the pool will be closed for use. The pool will be closed 4-6 weeks for this project.**
 - Gate – D. Amon & J. Garcia. **John Garcia provided an updated that the gate operators will be replaced on December 21, 2020 and December 22, 2020. Other than the gates being open, no other disturbances are expected for the Members during this project.**
 - Landscape & Irrigation Update – J. Byers and J. Thornhill. **Joyce Byers reported that the driveway hedge replacement project has started and will be completed next week, weather permitting. The detail crew for Yellowstone will be on site next week as well to continue the detail work for the Association.**
 - Landscaping Proposals Discussion and Review. **The Board discussed multiple proposals for enhancement work throughout the Association. The proposals and votes are detailed below:**
 - **Proposal #95368 for new plantings around the pool equipment at 19188 Lake Audubon: Motion made by John Garcia to approve the proposal as submitted for the cost of \$976.13 to be funded by the operating account, seconded by Joyce, all in favor. The motion passed.**
 - **Proposals #95362, #95503, #95505 and #97320 for enhancements at the pool area and entrance area and cutback of the conservation area around the community: The proposals were tabled until the Board receives additional proposal for new plantings throughout the Association and the Board can prioritize the proposals for each area.**
 - **Proposal #99679 to remove the dead wax Myrtle and install a new Ligustrum tree at 8615-8617 Egret Point Ct.: Motion made by John Garcia to approve the proposal for the cost of \$1,304.65 to be funded by the operating account, seconded by Joyce Byers. The motion unanimously passed.**
 - **Proposal #99696 to remove the dead wax Myrtle and install a new Ligustrum tree at 19156 Lake Audubon: Motion made by John Garcia to approve the proposal for the cost of \$1,075.55 to be funded by the operating account, seconded by Debby Amon. The motion unanimously passed.**
 - **Proposal #99651 to replace Ligustrum hedge with Holly hedges: Motion made by John Garcia to approve the proposal for the cost of \$609.85 to be funded by the operating account, seconded by Joyce Byers. The motion unanimously passed.**
 - **Proposal Arborpro for various tree work throughout the Association was reviewed: After discussion, the proposal was tabled to allow additional time to get additional bids.**

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- Discuss Mulch Color. **The Board discussed the options for the mulch color in the Association. After discussion, motion made Debby Amon by use the light brown mulch as supplied by Yellowstone, seconded by Julie Thornhill. The motion unanimously passed.**
- Discuss Podocarpus Height Between Driveways. The Board discussed the heights of the Podocarpus plantings between the driveways. After discussion, motion made by John to have the heights of the Podocarpus plantings maintained at 2' – 2.5' tall, seconded by Debby Amon. The motion unanimously passed.
- Communication/Newsletter Committee – J. Garcia. **John Garcia reported that the next newsletter is scheduled for January 2021. The Committee is taking recommendations for information to be added into the newsletter, so Members are encouraged to contact John Garcia or Julie Thornhill with suggestions.**

Melrose Management Reporting:

- Attorney Letters - Issued by Reason. **None at this time.**
- Past Due Proof of Insurance Letters – Issued by Resident. **Reviewed and discussed.**
- Past Due Status. **Reviewed and discussed.**
 - Lien Discussion for Delinquent Accounts. **None to discuss at this time.**
- Work Order/Member Communication Report. **Reviewed and Discussed.**
- Violation Letters sent
 - Stage 3 Notices Review and approval to fine and escalate to the Violation Review Committee. **The Board discussed the violations. The violation for 8603 Egret Ct. for not submitting their proof of insurance has reached the final notice. Motion made by John Garcia to approve fining action against this Lot contingent on the outcome of the Violation Review Committee hearing, seconded by Debby Amon. The motion unanimously passed.**

Old Business:

- Architectural Standards Discussion. **The Board discussed the recommended changes/additions to the Architectural Standards for the Association made by Debby Amon. After discussion, motion made by John Garcia to approve the Architectural Standards as approved at the previous meeting without the recommended changes from Debby Amon, seconded by Joyce Byers. A vote was held. By a vote of 3-1 the motion passed. Member Debby Amon opposed the motion.**
- Mailbox Painting Update. **Chris announced that the mailbox painting project is projected to start the week of December 14, 2020.**
- Gutter Repair Project Update. **Chris reported that Romaner Graphics is working to get all the material to complete this project and they are still about 3-4 weeks out from starting. The project is scheduled to be started at the beginning of 2021.**

New Business:

- Strategic Planning Committee Recommendations For Zone 2 and 3. **The Board discussed the planting recommendations for Zone 2 and Zone 3 from the Strategic Planning Committee. After discussion, motion made by John Garcia to approve the plantings recommended by the Committee for these areas, seconded by Debby Amon. The motion unanimously passed.**
- Strategic Planning Committee to make recommendations For Zone 6 and to Discuss Ground Cover Around Specific Areas of the Community. **The Board requests the Committee work on planting recommendations for Zone 6 and to look at areas throughout the Association where ground cover would be recommended in lieu of turf grass, including around the mailboxes, around tree rings with raised roots, etc. The Committee will review these areas and report back to the Board at the next meeting.**
- 19143 Lake Audubon Broken Window Discussion. **The Board discussed the broken window at 19143 Lake Audubon. The window has not been repaired to date. The Board request Chris send a notice to the Owner requesting a timeline for when the window will be repaired/replaced. Chris will notify the Owner and report back to the Board.**

- Next Walk-through – **December 17, 2020 at 9:00am and January 21, 2020 at 9:00am**
- Next Board Meeting – **January 25, 2021 at 6:30pm**
- Meeting Adjournment – **7:33pm**