

**Minutes: Audubon Landing HOA Board Meeting**

**March 22nd, 2021 6:30 PM**

West Meadows Community Center

**Call to Order – D. Ritchie. 6:30PM**

- Attendee Recognition – D. Ritchie. **All five (5) Board Members were present except Maury Rakes. Eight (8) Members were present as well.**
- Updates to Agenda. **Gutters under Old Business and Sidewalk pavers, Driveway/sidewalk replacement under New Business.**
- **Treasurer:** Financial Report YTD February 2021 – J. Garcia. **John Garcia gave a brief report on the February 2021 financial report stating he needs some time to review the December 2020 and January 2021 financials for invoices paid late in December that need to be included in 2020 year-end report. Otherwise, all looked in order. Motion made by Joyce Byers to approve Treasurer's Report, seconded by Julie Thornhill. All were in favor, motion passed.**
- **Without Meeting Confirmation – D. Ritchie**
  - Approved February 22, 2021 meeting minutes-  
**Motion made by John Garcia to approve the action without meeting approval of the Feb. 22 meeting minutes, seconded by Julie Thornhill. The motion unanimously passed.**
- **Individual Reports:**
  - Pool – D. Ritchie. **David Ritchie reported that the new 4 step pool ladder was ordered and should arrive this week, to be installed soon after. Rocco confirmed that it will be white in color. David confirmed that the pool heater is on with a water temp of 86 degrees. Requested that Melrose contact pool maintenance vendor about auto fill valve still malfunctioning. The Board will review the paver re-seal quotes provided and decide via Action without Meeting.**
  - Gate – D. Amon & J. Garcia. **John Garcia reported that the gate phone brick kiosk was demolished by a vehicle recently. The kiosk has been rebuilt and are just waiting for Accurate Electronics to re-install the gate phone box. David asked Melrose to contact Accurate to schedule this asap as they have not responded to several calls to check that everything is as they need to finish. Tardif Electric did come out to make sure power to box is functioning. Rocco confirmed that full payment for the damage was recently received, sent by Progressive Insurance, the driver's insurance carrier.**
  - Landscape & Irrigation Update – J. Byers and J. Thornhill. **Joyce reported that Cody's removed, and stump ground the tree at 8606 Egret. Tree stump was also ground at 8620 Egret. No date set yet for perimeter trimming. Leaf removal is scheduled for Friday. Joyce met with Josh of Yellowstone and he will be submitting proposals to remove some shrubs at certain AC units to allow crews to properly trim in and around AC units. Also reported that new annuals at the entrance look good with new soil added after removing some of the existing soil. Homeowner had a question about irrigation issues and whether landscaping enhancements are scheduled to be performed at the Lake Audubon cul de sac. He was advised that irrigation should be working, and that landscaping will be done at some time soon. Lastly, it was reported that the palm trees have recently been fertilized.**
  - Communication/Newsletter Committee – J. Garcia. **The next newsletter will be scheduled for April. The upcoming West Meadows garage sale notice is to be included in the newsletter. Any topics to be included were welcomed.**

**Melrose Management Reporting:**

- Attorney Letters - Issued by Reason. **None, currently.**
- 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 currently.**
- Violation Letters sent
  - Stage 3 Notices Review and approval to fine and escalate to the Violation Review Committee. **The Board discussed the violations. There was one violation that a fine was approved. Management was asked to verify that the owner received a letter stating the fine was imposed. Other violations will be reviewed for compliance.**

**Old Business:**

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- Front door repaint status- **Munyan Paint rep was on site last week to inspect and repaint doors that needed so. All were completed except 3 that still need attention. 19164 was not done, 19115 needs attention to the glass insert grids, and the board will confirm if 8614 is acceptable.**

**New Business:**

- Sidewalk pavers- **David asked that Romaner Graphics be contacted to confirm prices and scheduling after his meeting with him. Quoted \$13.00 per paver to replace.**
- Gutter update- **David asked that Romaner Graphics be contacted to confirm accuracy of original list of gutters to repair and of the new list David gave him and price of \$75.00 per house. Also included in the quote were 2 drains to be installed at \$175.00 per.**
- Driveway/Sidewalk replacement- **David asked Melrose to contact concrete contractors to submit quotes to replace driveways/and or sidewalks as needed in the community. David has one quote from Parking Lot Services, obtained last year.**

- Next Walk-through – **April 22, 2021 at 9:00am**
- Next Board Meeting – **April 26, 2021 at 6:30PM**
- Meeting Adjournment – **7:15PM**