

Minutes: Audubon Landing HOA Board Meeting

April 26th, 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. Eleven (11) Members were present as well. Kimberly Bramson represented Melrose Management.**
- Updates to Agenda. **None**
- Approval of March 22, 2021 Meeting Minutes-**Julie Thornhill motioned, John Garcia 2nd approval of meeting minutes. All in favor, motion passed.**
- **Treasurer: Financial Report YTD March 2021 – J. Garcia. John Garcia gave a brief report on the March 2021 financial report stating there are several categories that are over budget due to things being placed in the wrong GL categories. He has sent a list of these items to Melrose to adjust. Otherwise, all looked in order.**
- **Individual Reports:**
 - Pool – D. Ritchie. **David Ritchie reported that there was an issue with the autofill valve that has now been corrected. The ladder needs to be adjusted as the steps are not the proper width-information sent to Challenger Pools for the adjustment. Pool paver replacement and sealing will be completed as soon as the company has the pavers available.**
 - Gate – D. Amon & J. Garcia. **John Garcia reported that the exit gate continues to have issues where it will randomly stay open. Kimberly Bramson confirmed that this issue was reported to Accurate, but they have not communicated what the issue is. Kimberly to follow up and report back to the Board. In addition, it was mentioned by Maury Rakes that when someone calls from the gate that the person can not hear them on the other end. This was confirmed by several homeowners in attendance. Kimberly to report this to Accurate as well to investigate.**
 - Landscape & Irrigation Update – J. Byers and J. Thornhill. **Joyce Byers reported that the stump grinding has been completed. Joyce also provided proposals for the Board to review for 19115. After discussion, Joyce Byers motioned, Julie Thornhill 2nd the approval of the addition of a 15-gallon Ligustrum tree between the windows for \$500 to be paid for from Reserves. All in favor, motion approved. Joyce also provided a proposal for the removal and replacement of the dead queen palm tree between 19180 and 19182. After discussion, John Garcia motioned, Julie Thornhill 2nd the approval of this work for \$1200 to be paid for out of reserves. All in favor, motion passed. Joyce and Julie also mentioned the need to follow up with Yellowstone to make sure that we are receiving the monthly irrigation reports. Kimberly to follow up with Yellowstone. Homeowner input was received about the tree work that was completed, specifically the area behind 8608. After discussion the Board will look into it to see what can be done.**
 - Communication/Newsletter Committee – J. Garcia. **The next newsletter will be scheduled for May. Letters were sent to the association reminding them to have their soffits cleaned as many were noticed needed it during the walkthrough. John mentioned that there are website updates pending and the next newsletter will mention being mindful of walking on people's private property. Any other 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.**

Old Business:

- Front door repaint status- **Munyan Paint need to return to address the doors at 19107, 19164, 19115 and 8614. Kimberly to contact Munyan.**
- Gutter repair and extensions-**David Ritchie reported that he met with the vendor Romaner Graphics and the gutters have been completed. There are 3 extensions that still need to be completed which will also be done by Romaner Graphics.**

New Business:

- Driveway/Sidewalk replacement- **Melrose has several concrete vendors lined up to provide proposals. After discussion, it was determined that the Board will provide a list of the areas that need to be completed. Once the list is received Melrose will reach out to the vendors for proposals.**

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- Any additional new business to be discussed by the Board- **David Ritchie mentioned that the Reserve Study update will need to be looked at in the fall for 2022. Maury Rakes mentioned the need for the trees in the rear yards to be trimmed and asked Melrose to provide proposals. The Board also will be reviewing the current Landscape Contract and RFP so that Melrose can begin contacting vendors and starting the bid process.**

- Next Walk-through – **May 20, 2021 at 9:00am**
- Next Board Meeting – **May 24, 2021 at 6:30PM**
- Meeting Adjournment – **7:40 PM**