

October 31, 2018 Board Meeting

Financial:

- Total current assets were \$1,005,242.86 as of the 9/30/18 Balance Sheet.
 - Operating Checking Account: \$36,115.59
 - Capital Reserve Accounts: \$969,127.27
- Sales Report: 7 units sold, 5 active listings.
- Rental Report: 8 out of 107 units in the Preserve are currently being rented.
- Delinquency Report: \$6,662.50

General:

- The Board reviewed and approved the 2019 operating budget with no increase in monthly fees.
- The board discussed revised Amendments for 2019.
 - Leasing restrictions for new owners with current owners grandfathered.
 - Shifting maintenance, repair, and replacement of front exterior light fixtures from the unit owners to the Association with no requirement to keep lights on.
- The board is looking into other landscaping bids while simultaneously meeting with the current provider to discuss quality issues (November 15, 2018 at 9:00AM.)
- The board discussed the need to identify and remove problem specific trees in the tree lawn that present issues to drives, sidewalks, foundations, streets, and the sprinklers.
- The board continued discussions on cost and implementation of a pond erosion system. The board agreed to seek additional bids for consideration, with 2 bids already in.
- The board agreed to alert residents when the sprinkler crew will be out so they can work with them to identify and resolve any issues (request residents submit specific issues regarding the sprinkler system in order to schedule an appointment as well.)
- The board will remind residents to reply to Trevor's office to update the "do not trim" list for gardens and other landscaping situations.
- The board agreed to have a lawn aeration done in the fall.
- The board agreed to seek proposals for new landscaping lights at the entrances to address the maintenance issues with the current system.
- The board discussed the possibility of small pine plantings along the undeveloped property to our South with the intent of forming a privacy barrier.
- The board agreed to a power washing proposal for 2019 which would include all units, mail huts, and an exterior window cleaning on all units.
- The board reviewed a driveway pressure washing proposal.
- The board discussed adding roof mold treatments to the yearly pressure washing cycle.
- The board discussed mailing a copy of the Rules guide to all residents and non-residents.
- The board discussed a resident suggestion to add an amendment to cover maintenance and repair of all front sidewalks and steps leading to individual units.

Alteration Requests:

- NA

Violations:

- NA