Meeting Minutes

Providence HOA Board

January 27, 2021

Via meet-google (remote)

Attendees: D. Miller, D. Enav, Maureen Furr, & Tim Arkfeld

1. ARC violations - Board discussed observed violations to approved ARC requests. Notice of violation letters are planned.

2. Open board Position - Mara has resigned.

It was agreed to talk to an interested member of the neighborhood to determine if the interest previously indicated still exists. If so the board will conduct a brief “interview” to determine if the individual would be compatible with the existing board members.

3. Financial overview.

Dave Enav expressed concern in regard to expenditures for landscaping. The actuals were in excess of what was budgeted. We discussed the possibility that this may at least in part be due to the work done at the park last spring and repairs to the sprinkler system to fix leaks. Cedar will be contacted in an attempt to get an explanation.

4. Recent ARC requests

Three request have been approved. (Tree removal in back yard, shrub maintenance, and installation of a pool & patio)

5. Update on entry crosswalk repairs.

Dave Enav has solicited 5 bids. Two have stood out to him. We agreed to the one he eventually recommended. Dave and Tim will meet with vendor next week for a final review of the plan prior to contract agreement.

6. Update for entry lighting

Dave Miller has solicited 3 vendors. Only 2 have provided bids. His recommendation is to use a small company that seems more in tune with the type of repairs required. However, the price for replacement lights the contractor offered was high. The contractor has indicated that he will install whatever we want. D. Miller and others will attempt to find the “right” lights at a better price. The goal is exterior commercial grade lights.

7. Park maintenance

Cedar at the boards request has offered a contractor to inspect and perform basic maintenance (tighten bolts, etc.) on the park recreational equipment (swings, etc). The price for the basic service is $125. We agreed and D. Miller has notified Cedar to proceed. If any replacement is necessary, approval is needed before the vendor will proceed.

8. Refund from Charlotte Water

D. Miller reported that Don from Cedar Mgmt will pursue refunds for water use due to past leaks of irrigation system that have been repaired.

9. Going forward plans for revisions to CCRs

It was agreed to push this off to a later time this year. However it was agreed that actin is needed in this regard.