

Meeting Minutes

August 22, 2021

Providence Arbours HOA Board

Attendees: D. Miller, D. Enav, Tim Arkfeld (M. Furr did not attend)

Location: Dave Miller House, 9am

1. Financials

As previously noted all financial information is available to board members via the Cedar Management VINE System. The status of expenditures was as anticipated. The entry crosswalk and lights were the significant expenditures thus far this calendar year. It was agreed that our goal for the year is future initiatives such as park lights repairs, lights for median at entry at McKee road and park landscaping are not to exceed a total of \$5000.00. At this time the Total Net Worth per the balance sheet is \$65,040.12. It was agreed that this was a reasonable figure to have in reserve.

2. Outstanding Collections - Past due annual dues

At this time there are a Total of 6 properties with past due balances for the 2021 annual dues. One is \$13.95 which is considered an oversight by the property owner and will be resolved. Another is due to a recent change of ownership and the past due amount is expected to be paid as an outcome from the home closing process. The remaining 4 have been issued collection letters. All but one have indicated a path to resolution and clear the balance. The last property owner has yet to indicate their course for resolution.

3. Recent Violations

Tim presented his review of the recent Cedar Management report. Tim has walked the community and has assessed the items noted by Cedar. We have reviewed his recommendations and agreed to send Notice of Violation to those determined to be unacceptable.

There does exist one situation that will require a third notice. If further action is required, Cedar will be contacted to set up a hearing with the homeowner in anticipation of resolution.

4. McKee Road Crosswalk

The pavers at the crosswalk have been completed. At this time we are waiting on the city to make the needed asphalt repairs. Cedar has reached out to the city and the response indicated repairs are to occur before the end of the month.

5. Entry Lights

The lights at the masonry entry monuments is completed. The outstanding item is lights within the median at the entry. It was agreed to install solar powered lights to add accent since we do not have an active electrical circuit functional within the median. D. Miller will pursue the solar lights.

6. Park Lights

At this time all the pole mounted park lights are not functioning. It was agreed to pursue 2 options with the same electrical contractor that installed replacement lights at the entry. The contractor will be contact requesting 2 proposals. The options are to repair existing lights (bulb replacement, ballast replacement, etc.) if possible or replace existing High Pressure Sodium lights with LED lights. The LED lights would replicate the existing fixture design. D. Miller will pursue proposals with JBElectricians.

7. Landscaping Proposal

The landscaper has provided 2 proposals recently. One is for maintenance in the park (trim trees and bushes, clean out swale, install rock rip-rap along swale, etc.). The second is to continue their current relationship with Providence Arbours into 2022 for grass cutting, weed control within flower beds, leaf removal, etc. It was agreed that we would like to have the landscaper meet the board members at the park to review his proposal prior to authorization. The proposal for 2022 saw an increase. The existing contract base price is \$11,820.00. The new proposal for 2022 is \$12,180.00. This represents an increase of \$360 for the fixed price basic package. (Note the basic fixed price does not include flower planting and the placement of pine straw. These add extra cost.) A decision will be included on the agenda for the next board meeting. D. Miller will contact vendor in this regard.

8. Social Committee

The committee has nothing new at this time to report. Their plan is to continue the food truck initiative with a target goal of monthly. Luminaries are planned again for the end of year holiday season. The team is looking for additional members to support this valuable initiative. Dave M. will also contact the committee to see if they have an interest in providing care packages for new residents.

9. Open Discussion

The open discussion focused upon the intention of current board members to continue on next year. At this time D. Miller and M Furr are the only 2 members from the October 2016 annual meeting. D. Enav and T. Arkfeld were board appointees following resignations of 3 board members since the 10/19 meeting. It is yet to be determine who will stay on. We need to solicit the community for engagement to get additional members added to the board. At this time the desire is 5 members.

10. The next meeting was scheduled for Tuesday Sept 21, 2021. Time and location are TBD.