

Meeting Minutes

Providence Arbours HOA Board Meeting

Thursday, October 28, 2021

D. Miller's House

Attendees: Dave Miller, Dave Enav, Tim Arkfeld, Mara Healy

Start time 5:30 pm

Financial - No specific concerns identified. It was agreed that our current reserve was adequate. A discussion regarding increasing annual HOA dues held. At this time only a nominal increase was to be considered. It was also agreed to pursue repairs to park lights but to move initiatives to perform park maintenance (tree trimming, swale repair, etc) and replacement of small shrubs along McKee Road fence until the first quarter of next year.

Violations - A review of recent violations was discussed and it was agreed which identified concerns warranted a Notice of Violation. Tim will notify Cedar to send out Notices.

Open violations - Status of the open violation at the Family Care Home remains status quo. Waiting for input from attorney.

Solar Lights - D. Miller has acquired 10 solar lights for the entry median. They will be put in place in the near future.

Park Lights - An appointment has been established at November 9 for Johnathan Brown electrician to assess condition and make repairs where appropriate.

News letter - A first draft of the Fall Newsletter has been prepared by Tim. Mara will take the draft and enhance the document in preparation to issue to the community.

Annual Meeting - Dates were identified as potential times for the annual meeting. It is planned to be at Saint Nektarios Greek Orthodox Church. D. Miller will contact Don to determine his availability to support meeting. Cedar (Don) has drafted meeting notice pending establishment of date and finalization of 2022 budget. Date and notice are anticipated to be finalized within the week.

Board Election - It is anticipated that there will be open Board position. A review of the CCRs confirmed that two items are noted. First the board needs to have staggered terms to avoid an entirely new board following an election. Secondly, once a stager is established the terms are for 2 years. At this time the board needs to determine who will "step down" as all current board member terms initiated at the same time 2 years ago. It is likely the some members will remain for one more year while others will step down since they had served for 2 years. It is not anticipated that any of those that step down will run again for a position. The Board is hopeful that members of the community will step up as candidates to serve as Board members.

A date for the next Board meeting has not been set pending outcome of annual meeting, specifically Board elections.

Adjourned at 6:40 pm.