

**Meeting Minutes  
Providence Arbours HOA Board**

**July 12, 2022  
Tim Arkfeld's house**

**Attendees: D. Miller, D. Enav, Allison Grant, Tim Arkfeld & Chris Harris**

A homeowner requested to be present for the public portion of the meeting. The homeowner was present via zoom audio. Following the public remarks on HOA Financials and Neighborhood improvements the homeowner received 4 minutes of time to speak openly to the board. Also in attendance was HOA legal counsel, our Cedar manager was invited but had a conflict.

Public Portion of Meeting

**Financials**

- ◆ Dave M. shared that the account balance is very healthy and sitting at just over \$73,000.
- ◆ Nothing outside of normal expenditures aside from the fencing repair at the park.
- ◆ In summary, we have \$3400 less in expenditures than we are budgeted for.

**Community Improvements**

- ◆ The fence improvements at the park are ongoing. This includes board replacements, copper cap addition and painting.
- ◆ The board discussed researching who could fix a bent bench at the park.
- ◆ The board visited the site where the new community message board will be placed and finalized the placement.

Closed Portion of Meeting

- ◆ The board consulted with Cedar Management legal council on how to address homeowner questions and concerns.
- ◆ Board received guidance from attorney on ways to interpret vague CCR language of section 6.15 in the covenants.
- ◆ The board sought guidance from attorney on current and future positions the ARC can take on owner requests to place solar panels on the front facades of the home (visible in communal spaces).
- ◆ Dave E. Requested other members of the board read through the current HOA insurance policy and consult with insurance representative to ensure that coverage and cost is good.

- ◆ Dave. M shared information from Vine on how many homeowners are still outstanding on their bill for yearly HOA dues. The board decided to send second notices to all that are still late.

### **Violations**

- ◆ The board discussed current violations. All board members then discussed which violations would receive a notice.

### **Concerns and Suggestions**

- ◆ Dave E. Suggested we look into getting a heavy duty locking outdoor storage bench and installing it at the park to store holiday decorations and items that belong to the Providence Arbours HOA. The board will research options.
- ◆ Dave E. Also suggested that we keep an eye on homes that back to the park to ensure that yard structures are not encroaching on park property or causing problems with the enjoyment of the park by other neighbors.

Meeting Adjourned

Next meeting is scheduled for Sept 8th at 6:30 PM