

**SERENITY RIDGE OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES**

March 8, 2022

6:30 PM

Via Zoom

- I. **Call to Order:** The Serenity Ridge Owners Association, Inc. Board of Directors meeting was called to order at 6:31 p.m. Board Members present were Tom Putnam, President; Tim Kiernan, Vice President, Jennifer Elsea, Treasurer, Lilia Rodriguez, Secretary, and Iyad Wazwaz, Member at Large. There were six (6) owners present. Rhonda Clover, Senior Onboarding Manager represented HG Management.
- II. **Homeowner Input:** There was no owner input.
- III. **Approval of Minutes:**
 - a. **Board Meeting Minutes – February 8, 2022:** Iyad Wazwaz made a motion to approve the minutes as presented. Lilia Rodrigues seconded the motion. The motion carried unanimously.
- IV. **Financial Reports:**
 - a. **January 31, 2022:** Jennifer Elsea made a motion to accept the financials. Tim Kiernan seconded the motion. The motion carried unanimously.
- V. **Unfinished Business:**
 - a. **Slope Failure Issues:** Had to do temporary repairs due to tarp blowing off. Tom Putnam, Tim Kiernan and Jennifer Elsea approved the repair work. Legal issues cannot be divulged at this time.
 - b. **Playground Equipment:** Iyad Wazwaz advised contractors are not interested due to this being a small job during this busy season. Tim Kiernan will advise of manufacturer. Rhonda Clover will obtain bids for replacement of playground equipment. Kim Bacon will provide contact information for FM. Vendor needs to be able to replace foundation for playground equipment as well.
 - c. **Insurance Renewal (renews 08/24/2022):** Tom Putnam advised a new insurance quote has been received and he will send to the Board. Please send COI's of vendors to Tom for view. Ask Brett Hardt to advise of HG's insurance policy.
 - d. **Law Electric – Faulty Underground Lateral:** Justin Perry advised he has contacted Xcel and is waiting for Xcel to advise of a date that Xcel can do a disconnect and reconnect at the power transformer. He also advised that Xcel is backlogged and are months out. Xcel advised if may be early May. There will also be some forms that will need to be signed by the Board for the disconnect and reconnect fee. Tom Putnam advised legal council is looking into HOA responsibility and should have a response next week.
 - e. **Keesen – Proposal for Isolation Valves:** The Keesen proposal is pending.
 - f. **Moeller Graf – Flag & Sign Policy:** Jennifer Elsea motioned to remove the sports flag from being a commercial logo. Tim Kiernan seconded. Board all in favor except Iyad Wazwaz abstained. Number of signs: Iyad Wazwaz motioned to approve 3. Tim

- Kiernan seconded. Board Approved. Size of Signs: Iyad Wazwaz motioned to accept 1.5 and no larger than 2 feet x3. Tim Kiernan seconded. The motion was approved unanimously. Height of Sign: Iyad Wazwaz motioned to approve 4 feet. Tim Kiernan. Seconded the motion. The motion was approved by a three to two vote. Number of Flags: No more than two flags was motioned by Tim Kiernan.. Iyad Wazwaz seconded. The motion was approved unanimously. Size of Flags: Tim Kiernan motioned a standard 3 foot by 5 foot flag.. Iyad Wazwaz seconded. The motion was approved unanimously. Size of Flagpoles: Iyad Wazwaz motioned to accept a flag pole 15 feet high.. Tim Kiernan seconded. The motion was approved unanimously. Iyad Wazwaz motioned to approve the flag/sign policy with the noted corrections. Tim Kiernan seconded. The motion was approved unanimously. Send policy to ARC committee for changes in ARC guidelines and for the committee to approve the flag/sign policy..
- g. Landscape bids:** Ask Keesen to provide a renewal proposal, as well as obtaining additional proposals.

VI. New Business:

- a. Design Guidelines:** Iyad Wazwaz will redesign the letterhead that was sent. Iyad Wazwaz motioned to accept the letterhead until his redesigned letterhead is approved. Tim Kiernan seconded. The motion was approved unanimously.
- b. CIT Bank CDs:** Tom Putnam advised there is \$300K in CD's in a program called Cdars at CIT Bank. One of those CDs is in the amount of \$200K and expires 03/31/2022. Tom Putnam advised the other CDs expire in May, June, August, and November of 2022. Kenneth Johnson at CIT has advised they require a letter of direction from the Board. The letter must be notarized, signed by two Board Members, and include a copy of the most current meeting minutes with the two signers in attendance. Lilia Rodgriuez motioned to move money from CIT to RBC Wealth Management. Iyad Wazwaz seconded. The motion was approved unanimously with Tim Kiernan abstaining.
- c. First Priority Roofing:** Tom Putnam advised it was brought to the Boards attention that certain homes inside the Serenity Ridge Owners Association may qualify for a possible free roof replacement. Homes that are less than 10 years old built by Richmond American Homes used TAMKO shingle products wherein there may be excessive granule loss. TAMKO has a 10 year non-pro-rated warranty on the shingles. Excessive granule loss could lead to leaking, clogged downspouts, loss of shingle color and other issues. You may have already had the original roof replaced once before but the granule loss may be occurring on the new shingle roof replacement as well. TAMKO will pay to replace your roof, if you qualify, by issuing a material and labor certificate to have your roof replaced. An email blast will be sent to advise owners.

- VII. Next Meeting Date:** The monthly meetings are held the second Tuesday of each the month. The next Board Meeting will be held on April 12, 2022 at 6:30 p.m. Meetings will be held via Zoom until further notice.

- VIII. Adjournment:** There being no further business, Iyad Wazwaz made a motion to adjourn the meeting. Tim seconded the motion. The motion carried unanimously, and the meeting was adjourned at 8:09 p.m.