

SERENITY RIDGE OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
August 9, 2022 at 6:30pm
via Zoom

- I. **Call to Order:** The Serenity Ridge Owners Association, Inc. Board of Directors Meeting was called to order at 6:33p.m. Board Members present were Tom Putnam, President; Tim Kiernan, Vice President, Jennifer Elsea, Treasurer, Lilia Rodriguez, Secretary and Tony McGee, Membr at Large. There were four (4) Homeowners present. Eric Andrews, Community Manager represented Avenue One Properties.

- II. **Homeowner Input:** An owner inquired about rumors that the new managing agent hired for the HOA was owned by a Board member. Tom Putnam responded no Board member owns or has interest in the new management company and that legal counsel verified there were no conflicts of interest with respects the new management company. Questions were asked and answered relating to the DRC process. Concerns with storm damage commercial advertising signs in yards was brought up. Management will send a notification reminding Owners of the guidelines to avoid violations. An owner with a delinquency problem asked the Board to review their situation.

- III. **Ratification:** None at this time.

- IV. **Approval of Minutes:**
 - a. **Special Meeting Minutes – July 27 2022:** Lilia Rodriguez made a motion to accept the July 27, 2022 Meeting Minutes as submitted. Jennifer Elsea seconded the motion. The motion was approved and carried.
 - b. **Special Meeting Minutes-July 16, 2022:** Lilia Rodriguez made a motion to accept the July 16, 2022 Special Meeting Minutes as submitted. Jennifer Elsea seconded the motion. Tim McGee abstained, the motion was approved and carried.
 - c. **Board Meeting Minutes-July 12, 2022:** Jennifer Elsea made a motion to accept the July 12, 2022 Board Meeting Minutes as submitted. Lilia Rodriguez seconded the motion. Tim McGee abstained, the motion was approved and carried.

- V. **Financial Reports:**
 - a. **July 31, 2022:** TABLED due to investment statements not having been received.
 - b. **Treasurers Report:** TABLED as Jennifer Elsea advised various investment statements have not been received.

- VI. **Committee Reports**
 - a. **Landscape:** Tony McGee will check with vendor on current status of ongoing project and he provided an anticipated project completion date. Tony advised a couple of issues were encountered and addressed. Owners asked questions regarding tree replacement in common areas which Tony answered. Tony will due a final walk thru with the project vendor when project work is complete.

- VII. **Unfinished Business:**
 - a. **Slope Failure Issues:** Tom Putnam provided status update. Based upon the community voting “yes”, a lawsuit will be filed against the builder of the slope.
 - b. **Insurance Renewal (renews 08/24/2022):** Tom Putnam discussed the annual insurance renewal coverages. Tim Kiernan motioned to accept the annual insurance proposal as submitted. Lilia Rodriguez seconded the motion. The motion was approved and carried.
 - c. **Playground Equipment:** Tom Putnam to do a follow up status call with vendor while management will check status of deposit/payments.
 - d. **Legislative Changes (Policies x3):** Jennifer Elsea motioned to accept the proposal from legal counsel for the turn-key amended policies and the 3 required;

Collections, Enforcement and Conduct of Meetings policies. Lilia Rodriguez seconded the motion. The motion was approved and carried.

- e. **District 1:** Jennifer Elsea asked Management about providing maps of the community and asked the maps be forwarded for review. The Board discussed District 1 history, status and available options open to the HOA Board. The Board reviewed maintenance and repair costs as well as other costs associated with the Tracts of land owned by District 1, such Tracts being public land open to the public. The costs to maintain these public land Tracts, owned by District 1, are incurred by the Serenity Ridge Owners Association without any monetary support from District 1. Jennifer Elsea motioned to terminate the Streetscape Maintenance agreement with District 1, an option opened to the Board. Tim Kiernan seconded the motion. Tony McGee abstained. The motion was approved and carried.
- f. **Additional Unfinished Business (if determined):**

VIII. New Business:

- a. **Tree Planting (Keesen):** Updates regarding the replacement project were discussed.
- b. **Annual Members Meeting/Budget Ratification & Election:** Management and the Board discussed the planning for the meeting, budget and ratification process. Both the old and new management companies will work together for Mastino Management to handle notification and mailing while Avenue One will provide information and a draft Annual Budget.
- c. **Additional New Business (if determined):** The Board explained the reason for the new change in management companies and the parting of ways between both the Association and current Managing company. Board Members are very concerned about the increasing monthly dues delinquencies since HG/Ave One Properties took over. The Board discussed accounts with past due balances and approved actions to remove certain fees as applicable once the account is brought current. There is an area of landscaping not included in the current landscape project. A few Board members will review with the landscaper to determine viable options. Current management company to send e-mail blast to members regarding ARC committee positions open so members may apply.

- IX. Management Report-**The Management Report and Board Priorities/Action List was provided in Board packets for Board review.

Next Meeting Date: The monthly Board of Directors meetings are held the second Tuesday of each the month. The next Board Meeting will be held on Tuesday, September 13, 2022 at 6:30 p.m.

- XI. Executive Session-**No business at this time.

- XII. Adjournment:** There being no further business, Tim Kiernan made a motion to adjourn the meeting. Lilia Rodriguez, seconded the motion. The motion carried unanimously, and the meeting was adjourned at 8:02p.m.