

SERENITY RIDGE OWNERS ASSOCIATION

Board Meeting Minutes

Zoom Meeting ID 850 6588 3146

November 8th, 2022

Roll Call/Called to Order

Board of Directors:

Tom Putnam, President – Present

Tim Kiernan, Vice President – Present

Jennifer Elsea, Treasurer – Present

Lilia Rodriguez, Secretary – Present

Tony McGee, Member at Large – Excused Absence

Kaitlyn, Community Manager, with Mastino Management was also present.

The meeting was called to order at 6:30 PM

Owners Present: 2 homes were present

Agenda Approval: Request to move the Organization of the Board of Directors to the start of the meeting and to go into an Executive Session to discuss collection accounts that are at the attorney.

Board Organization: It was agreed that all persons on the Board will retain their current position for another year. Jennifer motioned and Lilia seconded. It was approved by everyone.

Board Meetings: Future Board meetings will be held via zoom and an in-person meeting will be held each quarter starting 2023. Jennifer motioned and Tim seconded. All were in favor. Jennifer will check with the Tallyn's Reach library and work with Kaitlyn to make certain the meetings can be held in the library community room.

Homeowner Forum: Homeowners present didn't have anything to bring forward.

Minutes: August 9th, 2022, Minutes – Jennifer motioned to approve, and Lilia seconded. All in favor to approve. September 13th, 2022, Board Meeting Minutes – Jennifer motioned to approve, and Tim seconded. All in favor to approve. October 11th, 2022, Board Minutes – Jennifer motioned to approve, and Tim seconded. All voted in favor to approve. Minutes will be uploaded to the HOA website portal.

Financial Reports:

The August and September financial reports from Avenue One cannot be approved as there are discrepancies in the reports. Board believes that if the financials are inaccurate, they should not be approved. Jan 2022 thru July 2022 financials are approved and are to be posted on the portal. Per the Treasurer, Avenue One (the prior management company) was delayed in providing the monthly financials and those financials need to be reviewed prior to approving. Jennifer did change the Merrill Lynch address over to Mastino and Kaitlyn verified that the Merrill Lynch financials were received the day of the meeting. Concern about the Accounts Receivables was brought up. Two accounts had a small balance of late fees and interest and Jennifer motioned to remove those fees/interest off the 2 accounts. Lilia seconded the motion. All were in favor.

Committee Reports:

Social Committee – There was a Facebook post about a Community Chili Cook Off to be held on 11/20/2022 from 2-5 PM at a committee members home. The Committee is asking the HOA to pay for prizes and supplies. While the Board is excited to have a Social Committee, there needed to be more time to review and approve the event and notify members of the event. The Board was concerned about liability issues of holding the event at a member's home. One member who was present at the meeting during this discussion stated they would prefer

that HOA funds be used for events that the entire community can enjoy and that events not be held at members' homes. Other location options were suggested: park, library, Tallyn's Reach Clubhouse, the school, etc. Other issues involved a liability waiver and concerns about alcohol use at HOA events. Kaitlyn was tasked to look at other locations and to discuss with the Social Committee what they may be able to find as an alternative location. Jennifer motioned to allow the event to be hosted in the committee persons house, but there was no second as Kaitlyn was going to speak with the committee about using a different location.

Appointment: Ashlie Kiernan was formally appointed to the Social Committee.

DRC – Since Tony was not at the meeting and he is the Chairperson, there was not a DRC update provided at this meeting.

Landscaping:

Keesen offered a proposal to plant bulbs and wildflower seed to add color to the community as by planting bulbs now, there could some beautiful blooms in the springtime. Jennifer and Tony will walk with Keesen to review the proposal. Jennifer motioned to approve the Keesen bid at a lower cost and Tim seconded. All were in favor of the project as long as it is done at a lower cost.

Management Reports:

An inspection has been completed of the community and courtesy notices will be sent to the homeowners. Some homes have requested consideration to have the September late and interest fees waived. Jennifer motioned to approve the variance to waive the September late and interest fees that were not paid to Avenue One and Tony seconded the motion. All were in favor. Owners will need to pay in full to have the fees waived. A homeowner has overpaid their dues and they've requested a reimbursement. Jennifer motioned to approve the reimbursement and Tim seconded the motion. All were in favor.

New Business/Homeowner Forum:

- Slope Failure – It was brought up how the property was conveyed that is being investigated.
- At the October meeting, it was requested that the HOA look at some of the fencing in Filing 1 and consider planting trees along Arapahoe. Mastino is trying to find a survey company to check where the placement of the fences is in order to determine who owns and maintains the fencing throughout the community.
- Monument Signs – Comment was made that the lights are very dim and not matching in how they are illuminating. Kaitlyn to contact Law Electric as they did some of the electrical repairs at the Arapahoe monument area. Preference is to use electrical LED lighting and not use solar. Keesen may need to clear the debris away from the lights to allow for better illumination.
- Holiday lights are being installed and approval was given to reimburse the homeowner for providing his electricity to illuminate the Smoky Hill/S Old Hammer Way entrance.
- The tarp at the detention pond must be repaired/replaced. Tom has sent several emails to the repair company, and he will follow up on the status of when it will be repaired.

The Board went into Executive Session and thanked the homeowners that were in attendance for being a part of the meeting.

Adjournment

There being no further business, the meeting adjourned into the executive session at 7:32 PM.

Next Meeting – December 13th, 2022 at 6:30 PM via Zoom

Respectfully submitted,

Kaitlyn B.

Community Manager