

SERENITY RIDGE OWNERS ASSOCIATION

Board Meeting Minutes

Zoom Meeting ID 850 6588 3146

January 10th, 2023

Roll Call/Called to Order

Board of Directors:

Tim Kiernan, President – Present

Jennifer Elsea, Treasurer – Present

Tony McGee, Secretary – Present

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

The meeting was called to order at 6:36 PM

Owners Present: 11 homes were present.

Minutes: December 13th, 2022, Board Meeting Minutes – Jen motioned to approve, and Tony seconded. All in favor to approve. Minutes will be uploaded to the HOA website portal.

January 5th, 2023, Special Board Meeting Minutes – Jen motioned to approve, and Tony seconded. All in favor to approve. Minutes will be uploaded to the HOA website portal.

Financial Reports:

The Board will continue to review October 2022. Jennifer motioned to approve November's financials and Tim seconded the motion.

Ratification: Board Members new organizational positions and keeping the current board to 3 positions.

Committee Reports:

Social Committee – No events currently planned.

Landscaping Committee – Awaiting Keesen's timeline to deliver the wildflower seed and bulb installation.

Management Reports:

Update on Fence surveyor, and electrical lighting update for the monument signs on S Oak Hill/Smoky Hill.

Unfinished Business:

- Slope Failure – the HOA is negotiating for a settlement.
- Filing 1 Turnover – The Metro District is looking for landscapers.

New Business/Homeowner Forum:

- Discussion on the snow removal. Several homeowners had some concerns about the trails and pathways not being cleared. Tim thinks Keesen should check more than 2 areas to get an accurate reading, but the Board will do a better job to track the weather pattern following a storm to see if services are warranted. Majority of homeowners did not want the dues to increase for further snow removal or have snow removal every time a weather event happens. Currently the HOA has spent 1/3 of the snow budget already. The Board reminded the homeowners that the HOA does not own or maintain the streets, and so the City will need to be called for street clearing.
- Homeowner asked if there is map for Keesen to clear all of the paths. Tony stated that they have a map of priorities that need to be addressed first when services are approved.

- Jen would like to seek landscaping bids and have Keesen also provide a quote for this season.
- Homeowner had a concern about the Holiday lights on the monument sign. Kaitlyn stated that they have not heard from the contractor yet with the removal date.
- Homeowner had a concern about homes that are not putting their trash cans and recycling away. Tim spoke about a suggestion about freezing stinky trash to help prevent a smell. Kaitlyn reminded that trash cans can only be out for 24 hours maximum and trash cans should be put away by the evening of the service day. Continuous violators have already received courtesy letters and will be escalated going forward.

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 7:14 PM.

Next Meeting – February 14th, 2023, at 6:30 PM via Zoom

Respectfully submitted,

Kaitlyn B.
Community Manager