

SERENITY RIDGE OWNERS ASSOCIATION

Board Meeting Minutes

Zoom Meeting ID 850 6588 3146

February 14th, 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 6:37 PM

Owners Present: 4 homes were present.

Minutes: January 10th, 2023, Board Meeting Minutes – Jen motioned to approve, and Tim seconded. All in favor to approve. Minutes will be uploaded to the HOA website portal.

Financial Reports:

December 2022 Financials are in the final stages of review with the CPA and will be provided to the Board for review along with the January financials.

Ratification: Nothing needed to be ratified between the meetings.

Committee Reports:

Social Committee – No events currently planned.

Landscaping Committee – Keesen can deliver the wildflower seed to either Jennifer or Tony's house for the committee to start spreading the seed.

Management Reports:

Was discussed as part of the unfinished and new business items.

Unfinished Business:

- Slope Failure – the HOA is still working towards a settlement.
- Filing 1 Turnover – The Metro District is preparing for the turnover. Keesen is breaking out the irrigation taps. Reserve Study will occur once transition is completed.
- Monument Lighting – Work has started but the contractor is waiting for the ground to thaw some more to complete the rest of the trench work.
- Fence Surveyor – Working through the Filing 1 fencing as several plots contradict each other. Filing 2 is nearly completed.

New Business/Homeowner Forum:

- Homeowner had questions about their credit on their account and the portal updates. Homeowner felt that more notices should go out each month about the meetings. All board meetings occur on the second Tuesday of every month and are posted on the homeowner calendar. Unable to discuss specifics regarding owner accounts.

- Homeowner had questions about the minutes being posted. All of the approved minutes are posted on the homeowner portal under Shared Documents. Kaitlyn explained that she refreshed the minutes today due one of the files having difficulty loading.
- Homeowner expressed their opinion over the financials and felt that they needed more work but no specifics were provided to the Board to consider.
- Homeowner had questions about the Filing 1 turnover and making sure the insurance and reserve study are completed. The reserve study will be completed once the transition is complete and the insurance will be adjusted accordingly once the transition occurs.
- Homeowner had a concern about another homeowner's reimbursement. The respective homeowner needs to submit their reimbursement to the Board for consideration.
- Homeowner announced that they were a prior board member and brought up the Slope Failure lawsuit. Jennifer corrected the homeowner that they cannot release legal information in a meeting as this is still an active lawsuit and as a prior board member, they cannot discuss this. Kaitlyn explained that nothing has been set in stone and it is still in negotiations at this time.
- Discussion occurred about the pathway lighting. The Board agreed that they will focus on the pathways through the HOA's property and will pass the information along to the Metro District to adjust the pathways' lighting through Filing 1. The current lighting are solar lights and are very dim. Possible cause could be a battery issue with the light.
- Discussion occurred regarding Christmas Lights and Decorations. Homeowners need to remove their Christmas decorations and lighting by the end of February, or they will risk being fined per the enforcement policy. A courtesy notice will be sent.
- A homeowner is assisting with the Aurora Grant application and suggested for a committee to be put together as the application is put together.
- Mastino are working on getting quotes to have a company clean homeowners trash cans in April or May. Proposals should be received by the March meeting.
- Homeowner announced that there is a Neighborhood Watch meeting on March 15th and would like to encourage homeowners to attend. An email with the details will be sent out to the community.
- Jennifer discussed the Metro District as she is now part of the Board. Jennifer has been assisting the Metro District with the Filing 1 Turnover and updating their new manager about the history of Filing 1. Changes may be coming to the Metro Board and if any owner is interested, then they should consider joining.

The Board went into Executive Session to discuss delinquent accounts 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 7:11 PM.

Next Meeting – March 14th, 2023, at 6:30 PM at the Tallyns Reach Library

Respectfully submitted,

Kaitlyn B.
Community Manager