

# SERENITY RIDGE OWNERS ASSOCIATION

## Board Meeting Minutes

Tallyns Reach Library

March 14<sup>th</sup>, 2023

### **Roll Call/Called to Order**

Board of Directors:

Tim Kiernan, President – Present

Jennifer Elsea, Treasurer – Present

Tony McGee, Secretary – Excused Absence

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

The meeting was called to order at 6:33 PM

**Owners Present:** 10 homes signed in, and at least 3 additional homes did not sign in.

**Minutes:** February 14<sup>th</sup>, 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:**

January Financials to be reviewed upon receipt. The Merrill Lynch Statements are needed. CPA review in bidding stage of 2022 financials due to all the management changes.

**Ratification:** Construction defect lawsuit was settled between the meeting. Notice went out to the community.

### **Committee Reports:**

Social Committee – Easter Egg Hunt Event – April 8<sup>th</sup> – Jen motioned to allow a not-to-exceed of \$800.00 for the event, and Tim seconded the motion. All were in favor. Committee needs to provide a budget and ask the Metro District for approval to use the Park. Jennifer offered to ask on their behalf.

Landscaping Committee – Keesen will deliver the seed to Jennifer's home for distribution. The City is implementing drought restrictions starting May 1<sup>st</sup>, limiting water usage to two days a week.

### **Management Reports:**

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

### **Unfinished Business:**

- Slope Failure – Settlement has been reached but the funds have not been received.
- Filing 1 Turnover – David Solin is the new manager for the Metro District. Mastino will reach out to work on transfer of water taps to Metro District.
- Monument Lighting – Law Electric waiting on the ground to thaw.
- Pathway Lighting - Walk is needed to tap the dim and broken lights.
- Fence Surveyor – Working through the Filing 1 fencing as several plots contradict each other.

### **New Business/Homeowner Forum:**

- Homeowner had a list of questions regarding the settlement and the board approvals. Homeowner felt that there should have been a public meeting for the Board to accept the settlement. Homeowner felt that Tony's resignation and reappointment was handled incorrectly. The Board will let the attorneys review their actions and determine if the reappointment was done correctly in accordance with the law.
- Homeowner had concerns regarding the financials but did not get specific on what was wrong.
- Same homeowner had a concern of Jennifer having a conflict of interest for being on the Metro District Board and the Serenity Ridge Board. The association's legal counsel reviewed the situation and there is no conflict of interest as long as Jennifer recuses herself from voting on matters involving the Serenity Ridge at the Metro Meetings and vice versa for the Serenity Ridge meetings.
- Same Homeowner expressed concerns over Hearn and Fleener and the Associations legal counsel and feels that all of the homes who were brought up into the litigation should be released from the Tolling Agreements.
- A group of homeowners that were brought up in the lawsuit demanded to be released from the Tolling Agreements and to have their backyards restored. They also wanted to know what the settlement amount was. The Board was advised by Hearn and Fleener that the settlement amount could not be disclosed due to a nondisclosure agreement. The Board will speak to their legal counsel regarding the settlement and find out what documents can be released to the impacted homeowners and what can be said regarding the settlement. Regarding the repairs, the settlement was between Serenity Ridge Owners Association and Richmond American to restore the common areas. Due to a concern of owners contributing to the slope failure, a meeting with the engineers will be needed to determine the scope of work for the repairs.
- Homeowner on the slope had a concern regarding the pipes installed from the soil testing as they felt it was damaging their property. The Board wants Cesare to look at it to determine if the pipes are good to be removed.
- Discussion occurred on the Water Wise program. The Association should look at reducing the grass areas over the next few years to cut back on the water usage. Homeowners can take the Aurora Water Wise course to become familiar with how it works. Water Wise does grant watering exemptions to give the plants time to settle.
- Homeowner mentioned that the Park and gazebo areas are an eyesore. These areas will be owned by the Metro District and the Metro will be responsible to continue to maintain and replace as of April 1<sup>st</sup>.
- Jennifer motioned to approve the landscaping contract with Keesen Landscaping and Tim seconded the motion. All were in favor.
- Keesen provided a tree replacement bid for 2023 and the Board has tabled the estimate at this time.

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 7:56 PM.

The executive meeting ended at 8:20 PM.

Next Meeting – April 11<sup>th</sup>, 2023, at 6:30 PM via Zoom.

Respectfully submitted,

Kaitlyn B.  
Community Manager