

# SERENITY RIDGE OWNERS ASSOCIATION

## Board Meeting Minutes

Zoom Meeting

April 11<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.

Brittany Horstman, Attorney, with Moeller Graf was also present.

The meeting was called to order at 6:33 PM

**Owners Present:** Six homes were present.

**Minutes:** March 14<sup>th</sup>, 2023, Board Meeting Minutes were reviewed. Jen motioned to approve, and Tim seconded. All in favor to approve. April 3<sup>rd</sup>, 2023 Executive Meeting Minutes were reviewed. Jen motioned to approve the minutes, and Tim seconded. All were in favor to approve. Board Meeting Minutes will be uploaded to the HOA website portal.

### **Financial Reports:**

January and February Financials were reviewed. Kaitlyn gave an overview of the February Financials. Jen motioned to approve the January and February Financials, and Tim seconded. All were in favor and will be posted on the portal.

Merrill Lynch has updated their CD rates. Jennifer would like to plan for further discussion at a future meeting.

### **Ratification:**

The Board sought legal advice regarding Tony's reappointment back to the Board, and based on the advice, the Board was satisfied that the appointment complied with applicable law and the governing documents. Jennifer motioned to appoint Tony back to the Board as of January 5<sup>th</sup>, 2023, for the minutes to reflect, and Tim seconded the motion. All were in favor.

The Board held an Executive Meeting on 4/3 to discuss the settlement of the construction defect claim with legal counsel.

### **Committee Reports:**

Social Committee – Easter Egg Hunt Event on April 8<sup>th</sup> was a success. Summer event is to be determined.

Landscaping Committee – Tony spread out the seed. The bulbs have not been installed yet. A walk with Keesen is scheduled on 4/13 to discuss the landscape maintenance. Tree walk to be done once the trees bud.

### **Management Reports:**

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

### **Unfinished Business:**

- Slope Failure – A few owners requested to see the engineer's soil reports. Brittany addressed the homeowners that those reports are protected as part of the settlement and were prepared for potential litigation. There are agreements that can be signed if the affected owners would like to see them. Brittany

also explained why listed homeowners are not privy to the lawsuit as they were not named parties. Another owner asked about a release of liability. The Board needs to know how much the repair will be and if the settlement is enough to cover it. Another homeowner asked if the HOA would reimburse themselves first. The Board would like to see the bids for repairs before deciding.

- Filing 1 Turnover – Completed as of April 1<sup>st</sup>. The Metro District hired Keesen to handle the landscaping on their side. Aurora Water is pending as the Metro District needs to change the billing.
- Monument Lighting – Final date of completion from the contractor is needed. The Board would like this to be a priority.
- Pathway Lighting – A contractor will be walking and bidding.

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

- A homeowner had a question about the reserve transfers not reflecting on the financials. The Homeowner also had a question about the tax filings. An extension was filed. The homeowner would also like to see a copy of the bank statements. They also wanted a year-end statement, which was the December financials. Kaitlyn asked them to put their request in writing per the Inspection of Records policy and it will be reviewed. The homeowner agreed to put their request in writing.
- A homeowner had a question about the executive meeting on April 3<sup>rd</sup>. The Board met with legal counsel to discuss the settlement of the slope defect claim.
- Committee Charters have been drafted for the Board to review for the current committees and a potential Financial Committee. The Board would like to table the charters for now.
- The Board is looking to recruit two members to the Board to fill open positions. Anyone interested can reach out to Kaitlyn.
- The Design Committee is also looking to recruit more members. Anyone interested can reach out to Kaitlyn.
- Two homeowners were removed from the meeting due to not being able to follow the meeting conduct policy.

The Board went into Executive Session to discuss delinquent accounts, and legal matters with counsel, 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 8:02 PM.

The executive meeting ended at 8:57 PM.

Next Meeting – May 16<sup>th</sup>, 2023, at 6:30 PM via Zoom.

Respectfully submitted,

Kaitlyn B.  
Community Manager