

# SERENITY RIDGE OWNERS ASSOCIATION

## Board Meeting Minutes

Zoom Meeting

June 13<sup>th</sup>, 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 6:34 PM

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

**Minutes:** April 11<sup>th</sup>, 2023, Board Meeting Minutes were reviewed. Jen motioned to approve the minutes, and Tony seconded. All were in favor of approving. Board Meeting Minutes will be uploaded to the HOA website portal.

### **Financial Reports:**

March and April Financials were reviewed. Jennifer would like to approve the March and April at the July Meeting as 1 correction was needed.

Discussion on the Reserve Transfers. Jennifer motioned for the reserve transfers to be completed quarterly and make the 2 missed quarters in Quarter 3 and 4, and Tony seconded the motion. Both were in favor and Tim abstained.

### **Ratification:**

The May Board Meeting was cancelled due to not making quorum.

The settlement money was deposited into its own account in April.

### **Committee Reports:**

Social Committee – Summer event is to be determined.

Landscaping Committee – Keesen provided a weed control bid for approximately \$5,000. Jennifer motioned to approve this bid and Tony seconded. All were in favor.

Keesen provided a bid for tree removal and replacement. Jennifer motioned to approve the Summer 2022 bid for \$13,637.87, and the 14 trees for 2023 for \$15,181.91, and Tony seconded the motion. All were in favor, and Keesen will be notified to get this on their schedule.

### **Management Reports:**

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

### **Unfinished Business:**

- Slope Failure – CMT provided their proposal to oversee the slope work. The Board would like to meet to go over the proposal. Possible meeting for June 17<sup>th</sup>.
- Filing 1 Turnover – Aurora Water is breaking out the taps.
- Monument Lighting – Completed.
- Pathway Lighting – A contractor will be walking and bidding.

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

- A homeowner had a concern about the landscaping. There are several areas and beds that are missing mulch or need to be refreshed. Tony explained that the committee spent approximately \$80,000 in 2022, but more mulch work is needed.
- A homeowner wanted to know if privacy fences could be implemented in the community for safety concerns. The Design Committee is the group that oversees and updates the Design Guidelines, and it would be up to them to implement those changes.
- A homeowner expressed their concerns and frustrations regarding the reserve transfers, the proposed concrete pathway, the tree replacements, the reserve study, the approval of the January and February financials, the Treasurer's investment plan, and their perception of what the year end financials should look like. The homeowner expressed that the Board should not approve any improvements to be done or spent from the Reserves.
- The concrete pathway on S Old Hammer Way – The Board would like to move that to the portal to approve after walking the proposed plans.
- Audit Proposal was reviewed. Jennifer motioned to approve McNurlin, Hitchcock & Associates, P.C to audit the 2022 financials, and Tony seconded the motion. All were in favor.
- 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.
- Discussion on better security in the community. Neighboring communities are hiring patrol services. One service is offering services to install a camera at each entrance to monitor cars as they drive through the community and install lights at the mailbox areas. Several residents were not comfortable with the idea of cameras monitoring residents unless it really helped keeping the community safe. The Board would like to see the camera installation separated from the mailbox lighting. Homeowner suggested if the Metro would consider installing cameras at the Pavilion or the shopping center pathway.
- 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 8:23 PM.  
The executive meeting ended at 9:02 PM.

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

Respectfully submitted,

Kaitlyn B.  
Community Manager