

## BOARD MEETING MINUTES

July 30, 2020

The meeting was called to order at 7:36 pm by Board President John Black.

Board members present: John Black, Jeremy McMullen and Bruce Jordan.  
Board member(s) absent: Brianna Davie and Aaron Wallace.

The minutes of June 2, 2020, were presented for approval. Bruce Jordan moved to approve the minutes as submitted and Jeremy McMullen seconded the motion and the motion passed unanimously.

The Financial Reports were presented.

The siding installation was discussed and John informed the Board that the contractor has still been unable to obtain the necessary building permits to begin.

Pool operations were discussed. Following some discussion, Jeremy McMullen moved to terminate John Black as the Certified Pool Operator (CPO) with an effective date of June 30, 2020. Bruce Jordan seconded the motion and the motion passed 2-0 with John abstaining.

Following a consensus vote take on June 16, 2020 via text, Bruce Jordan moved to affirm the month to month pool services agreement with ASP of Columbia for \$750 a month for three weekly visits, \$500 a month for two weekly visits and \$250 per month for one weekly visit effective July 1, 2020. Jeremy McMullen seconded the motion and the motion passed unanimously.

The necessity of gutter cleaning was again discussed following the matter being tabled from the June meeting. Following some discussion, Bruce Jordan moved to accept the bid of Southwest Detail and Pressure Washing in the amount of \$5,460 for gutter cleaning services for 26 (units) being completed immediately and the remaining within 90 days with payment split accordingly. Jeremy McMullen seconded the motion and the motion passed 3-0 with Brianna Davie voting in the affirmative via proxy and Jeremy McMullen abstaining.

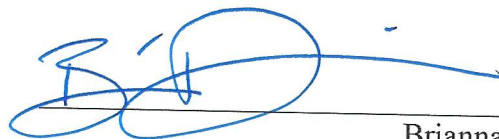
The ongoing issue of the Rules Violation of the owner of Unit 2018 regarding the tenants dog was again addressed. Following some discussion and multiple attempts to contact the owner via telephone, the issue was again tabled.

Karim's Landscaping submitted their resignation effective the end of July. Following some discussion, Jeremy McMullen moved to accept the resignation of Karim's Landscaping and reduce the final payment for services to \$300 due to reduced services performed during the final month of services and to accept the bid submission by Cornish Landscaping in the amount of \$1,350 per month through December at which time the contract will be renegotiated for FY21. Bruce Jordan seconded the motion and the motion passed unanimously.

The quarterly newsletter was discussed and following some discussion, Jeremy McMullen moved that the board receive the draft association update by August 15, 2020 inclusive of siding updates. Bruce Jordan seconded the motion and the motion passed 3-0.

The meeting adjourned at 8:48 pm.

Board Meeting Minutes Approved as submitted August 31, 2020.

A handwritten signature in blue ink, appearing to be 'Brianna Davie', written over a horizontal line.

Brianna Davie, Secretary