

## BOARD MEETING MINUTES

June 2, 2020

The meeting was called to order at 7:10 pm by Board President John Black.

Board members present: John Black, Jeremy McMullen (via conference at 7:39 pm) Brianna Davie, Bruce Jordan, and Aaron Wallace.

Board member(s) absent: None.

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

The Financial Reports were presented.

Following some discussion regarding the siding installation, Aaron Wallace moved to affirm the majority vote via text on April 7, 2020, to approve a contract with Ringo's Installation for vinyl siding on Units 2072 and 2074 at a cost of \$3,400. Brianna Davie seconded the motion and the motion passed.

The Pool Services contract was discussed. Currently, Mr. Black is the Certified Pool Operator (CPO) for the pool having been appointed on March 26, 2018. Mr. Black has further informed the board that he has not drawn the authorized payment of \$350 per month payment for services since December 2018 and as of June 30, 2020, the total amount due Mr. Black is \$6,300 and he felt it was time to go with a regular pool contractor. Several bids were presented for consideration but were tabled following some discussion due to a question regarding the monthly rates.

*After receiving the requested bid information clarification, on June 16, 2020, by a majority of consensus of the board via email, the bid for pool services from ASP of Columbia was approved at a month to month rate of \$750 which will be reduced as service needs change.*

In addition to the monthly bid for pool services, a bid was presented for the pool plaster repair from Picture Perfect Pools. Following some discussion, Aaron Wallace moved to accept the bid for the pool plaster repair by Picture Perfect Pools in an amount not to exceed \$950.00 Bruce Jordan seconded the motion and the motion passed unanimously.

A bid was presented from Southeast Detail and Pressure Washing in the amount of \$5,460. Following some discussion, the item was tabled to request a monthly plan to complete all units versus doing all at once due to budgetary limitations.

A bill was presented from a homeowner who had their gutters cleaned and realigned. Following some discussion, Aaron Wallace moved to authorize crediting the account of Unit 2008 \$327.00 for gutter repairs completed and paid for by the owner and to send a notice to all homeowners that any repairs done by owners must have board approval for reimbursement. Brianna Davie seconded the motion and the motion passed unanimously.

A Notice of Violation was presented that was issued to the owner of Unit 2018. This Violation Notice involved a Violation of the Pet Policy by the tenant as numerous homeowners complained about the consistently barking and howling as well as being curbed outside the unit. After some discussion, Aaron

Wallace moved to fine the homeowner for the Pet Violation as documented in the May 15, 2020 letter to the owner of Unit 2018. The amount of the fine shall be set at \$100 per month until the dog is removed. The fine amount shall be subject to monthly revision by the Board. The imposition of this fine doesn't prevent the Board from taking further and additional remedial action should the dog not be removed. The issuance of the fine is held in abeyance until June 19<sup>th</sup>. The dog must be removed by June 19<sup>th</sup> otherwise the above fine shall be assessed and the owner subject to further additional penalties. Brianna Davie seconded the motion and the motion passed 4 – 0 with John Black abstaining.

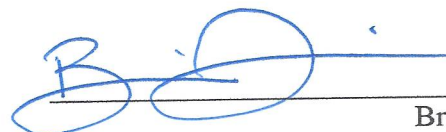
*Upon further review of the bylaws for specificity and clarification, on June 3, 2020, the above motion was amended via email, to declare the animal at Unit 2018 "annoying" and a "nuisance" and a fine of \$100 against the homeowner of Unit 2018. It was further ordered that the tenants dog must be removed by June 19, 2020 and that the issuance of the fine is to be held in abeyance until June 19, 2020.*

Security of the property was discussed following numerous breakins throughout the upper level units facing Elwyn Lane. Following some discussion, Jeremy McMullen moved to authorize up to \$500 for the purchase an additional security system as well as additional video surveillance signs to be posted. Bruce Jordan seconded the motion and the motion passed 4 - 1.

A copy of an eviction letter was presented for informational purposes from Unit 2060 where the community has repeatedly have issues with the minor children vandalizing and causing discourse on Association property.

The meeting adjourned at 8:39 pm.

Board Meeting Minutes Approved as submitted July 30, 2020.



Brianna Davie, Secretary