



Home Owners Association

Minutes of the Board of Trustees

Saturday, September 11, 2021

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Board members Tom Hix, Gary Teale, and Ted Clark were present. Members Ann Austin, Gene Otto, and Tom Terrell were present.

President Tom Hix called the meeting to order at 10.05 am

Minutes of the July 17, 2021 meeting were previously distributed. Gary Teale moved to approve the minutes as printed; seconded by Ted Clark. Motion approved.

Reports:

Treasurer's Report: Gary Teale presented a Budget review and Balance sheet for the Carnahan Crest HOA noting that everything was reconciled to August 31. He noted that sprinkler repairs and water budget are currently over budget. but asphalt striping has not been ordered to help offset the overages. Some landscape maintenance charges are yet to be received; he estimates landscape budget will be close to the projected expense. Overall he cautions that '21 budget expenses may exceed estimates by about \$1400.00. We will know balances more accurately by the next Board meeting.

Architectural Committee: There were no architectural requests this quarter. The Board complimented Gary and Ann for the completion of their patio project, noting it was "looking good." Their paver contractor has been added to the recommended providers list for the HOA.

Landscape Committee: Tom Hix reported that new planting in the common areas was accomplished earlier this month, as well as continuing maintenance work on the lawn areas. Tom Terrell asked about pruning of the hedge on the south property line. Ted said ArborPro had been asked to schedule that work.

Ted noted that the Landscape Standards for annual mowing and turf management state "mowing clippings should be collected from all front lawns and side lawns between residences and removed from the property", but mowers recently were using the large, riding mowers on all resident lots and not collecting cut debris. The Board has received owner complaints on this issue. ArborPro will be contacted regarding the violation.

Ted reported that the two large juniper plants on the southeast corner of the property, and the one juniper competing with the blue spruce tree on the east fence area are also infected with tip blight. He is recommending the one juniper near the spruce be removed immediately, and the two other plants be "red flagged" as diseased although they will survive without noticeable damage for another year or so.

Garden maintenance issues were brought to Board attention. Ted presented a summary of landscape

maintenance work accomplished this year, noting that volunteers have provided between 55 and 64 hours of (estimated) landscape maintenance work this season, while an additional 40 to 45 hours of chargeable work has been done to maintain current landscape projects. Landscape committee is assessing the total potential cost of future maintenance work. The Board asked that a report and questionnaire be prepared for the coming owners meeting asking owners their opinions regarding landscape maintenance. Ted Clark and Ann Austin volunteered to develop the report.

Ted reported that two pine trees on the east fence area are beginning to interfere with HOA planted materials and will ultimately need to be removed. He presented an estimate from Professional Tree Care NW for "tree removal, full clean up of branches, wood and debris with stump cut as low as possible." Other bids can be considered. Landscape committee is recommending the tree removal be included in future budget calculations.

Old Business:

None

New Business:

Tom Hix is calling for maintenance contract bids for the '22 calendar year. One bid for snow removal has already been received. Tom Terrell volunteered to place delineators for the snow removal company. We will have more information for the next Board meeting.

Gary Teale will be out of the area end of September/early October when the 3rd quarter HOA dues are coming in. Tom Hix will cover receiving HOA dues and making deposits during Gary's absence.

Next Board meeting was set for Saturday, November 20, 10:00 am.

The Annual Homeowner's meeting was set for Saturday, December 4 at 10:00 am. Location or method of meeting will be determined at a later date as group assembly guidelines are better known.

Meeting adjourned at 11:15 am.