

Meeting of the Board was called to order at 10:05 am.

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

Approval of Minutes:

By consent, Members approved minutes of the July 11, 2020 meeting and Consent minutes of September 1, 2020.

Reports:

Treasurer's Report: Gary Teale presented financial statements through September 11, 2020 and noted the association "is where it expected to be" financially saying we are "in good shape." He noted that September maintenance bills had just been received in the last 24 hours, and explained that association septic reserve accounts had been adjusted to reflect the September 1 association vote. Members will receive a septic deposit refund on their pending septic pumping assessment later October, or on their 4th quarter HOA dues if they are exempt from septic work this term. The Board affirmed that we will assess the normal 4th quarter dues on Oct. 1.

Architectural Committee There were no requests of the committee this quarter.

Landscape Committee: The committee presented two proposals for continuing maintenance work: one for fall work to modify planting on the north fence and adding three trees to replace those that died two years ago, and a second for added planting and maintenance of the common area islands in the spring of 2021. Committee members noted recommendations had been received from both Arborpro arborists and nursery arborists, and recommendations are based on plants being deer resistant, relatively insect resistant, and being low maintenance by not growing to non-managable sizes. **Gary Teale moved to approve the two proposals; Tom Hix seconded. Motion passed.** Ted will coordinate with Arborpro crews to begin the fall work.

Tom Hix reported septic pumping is being scheduled for later October after sprinklers are shut off. Two owners have yet to complete waiver forms for the work. Gary Teale will inform owners of both the assessment cost and septic reserve credits when the work is completed.

Tom Hix reported that a quote is pending for crack sealing on association roads. A review was completed earlier this week and an estimate is due next week. Work will be completed yet this fall if weather remains good and the company can schedule a crew.

Old Business:

HOA Website: Gary Teale reviewed the Carnahan Crest website he has been developing. The intent

of the site is to preserve the history and records of the association in an easily accessible format for all owners. The site contains all the information of the current Welcome Book, plus minutes and other background information on the development. Gary did ask if any owner would volunteer in learning the website management skills and being a "back up" for continued maintenance of the site. Ted suggested the Board should develop a fall newsletter for owners and residents introducing the new web site, as well as explaining proposed landscape work mentioned earlier.

Insurance review: With the damage of the fallen tree this week, Tom Hix reported that the association insurance will cover the clean up and repair costs, less our deductible. The HOA maintained insurance policy covers the physical properties of fence and entry sign, as well as liability for the common grounds, Board members, and volunteers. Repair work will be accomplished as soon as crews are available.

New Business:

Resident Parking violation: It was noted that some resident parking is in violation of association CC&Rs and Adopted Rules and Regulations. Owners/residents are reminded that "... guest parking areas are NOT to be used for the consistent parking of resident vehicles." and " if owners or residents shall improperly park resident vehicles the Board of Trustees may assess a \$200 penalty against the homeowner for the infraction." Board members will address individual situations with a first warning.

Annual Meeting: The Carnahan Crest annual owners meeting was set for **Saturday, December 12 at 10:00 am**. Please mark your calendars. Board members discussed an in-person meeting versus a zoom meeting, but delayed decision until closer to meeting time. Board members would welcome input from owners regarding their preference, but recognize we have one new household to welcome, and may have a second by December.

Two Board positions (January 1, 2021 - December 31, 2022) will be open for election at that meeting. Any owners who would like to volunteer for a Board position are asked to talk with a Board member.

Meeting adjourned at 11:30 am.