

President Tom Hix called the meeting to order at 9:45 am.

Board members present were Tom Hix, Gary Teale and Ted Clark. Member Tom Terrell also attended.

Tom Hix moved to approve minutes of June 10, 2022; Ted Clark seconded. Motion passed.

Reports:

Treasurer's Report: Gary Teale provided a budget update as of June 30, 2022. Gary noted that we are currently under budget for Landscaping and water usage due to cooler temperatures. Other budget items are consistent with projections. Reserve accounts have grown proportionately and are about \$6000 ahead of last year. Generally the association is in good shape at this time.

Architectural Committee: One structural repair is underway at 1808 which did not require approval as it did not alter exterior appearances. No other requests are current.

Landscape Committee: Tom Hix said he had received one owner response to the Committee's questionnaire regarding owner preferences for landscape maintenance; Ted had received three responses. To summarize owner responses, the Committee was encouraged to reduce grass areas but not to leave "brown" or neglected areas in the community landscape. Expanding bed areas to reduce grass maintenance was suggested for different locations. One suggested reduction estimated a reduction of approximately 80,000 gallons of water per month, but the cost of that volume of water was not determined.

Responses encouraged the Committee to maintain the current pattern of weed and fertilizer applications for all unit owners in order to provide consistency throughout the complex.

The Board asked Ted to get estimates from Landscape contractors for the cost of landscape modification similar to the received suggestions, and to determine cost of sprinkler system revisions to accommodate the changes in landscape. The question is what long-term savings could be expected from the landscape changes and what would be the cost of accomplishing those changes? The committee will relay new information to homeowners when available.

Tom asked about volunteer hours that have been contributed to landscape maintenance thus far this season. Ted noted that two persons had given 3 1/2 hours of time for the June 25 workday; that one unit has done various deadheading and maintenance projects (another 3 or 4 hours), and two families had responded that they were not available that day. Ted noted that additional deadheading and garden maintenance work would be needed this summer. Tom suggested that the committee ask for volunteer help as owners could contribute time rather than a specific weekend date. The committee could assign

projects individually as appropriate and needed. In addition to the garden maintenance work there have been 24 hours of work contributed for sprinkler maintenance to date.

Ted presented recommendations for garden maintenance yet this summer. The committee has identified 17 areas needing attention. Tom noted that some could be included in the fall maintenance schedule for Greenscape's contract. Other areas of the work could be identified for the volunteer request. There is no one available from Greenscape for basic garden maintenance during this season.

Old Business:

Solar Panels: Tom Hix shared that he has initiated contracts for solar panel installation at unit 1810. They are in the process of acquiring permits required by the state/city, installation will concur with HOA guidelines, and work is expected to be completed by early fall this year.

New Business:

Gary asked about charge adjustments from Greenscape for service issues and sprinkler repairs. Ted explained that recent rework on the 1810 clock was to correct installation errors and there should not be charges for that work. Greenscape has also acknowledged damaging two sprinkler heads with mowers and will replace those heads.

Gary also noted that the HOA is receiving substantial volunteer time for both sprinkler and landscape maintenance each season and cautions what will happen when that volunteer work is no longer available. He estimates that volunteer work reported to this date, if billed at contract rates, would represent a charge of \$2440.00. Throughout the summer months the value of volunteer labor is significant, as well as the time invested in Board management of the HOA. He cautions that at some point if volunteer labor and Board volunteer time is not available the HOA will have to significantly raise dues to provide the same services and provide for a management company to run the HOA business. He encourages owners to make volunteer time available so we maintain our current economical level of operations.

Meeting adjourned at 11:00 am.