

President Tom Terrell called the meeting to order at 11.05 am.

Members present: Board members Tom Terrell, Tom Hix, Gary Teale and Secretary Ted Clark. Owner Ann Austin was present.

Reports:

Treasurer's Report: Gary Teale presented the Treasurer's report for operations through July 11. Combined operating fund accounts are \$28,718.96 and reserve accounts total \$24 220.06. Gary noted that expenses to date are running below budget amounts in several areas, but as we enter full summer maintenance he expects to be at budget. He explained the association is "on schedule and appears to be in good shape."

Capital Reserve Account: Gary presented four proposals from various vendors to conduct Capital Reserve studies for the association. He noted that there are options for a one-time study or for base studies with annual follow-ups. He noted that the state requirement is for an association to conduct a Capital Reserve study, but there is no requirement for the implementation of the study. He commended Carnahan HOA for it's early establishment of a Reserve account. Much discussion followed regarding scope of such a study and the need for future reassessments. **Gary Teale moved to accept the proposal from Reserve Study Group (RSG) for the Level 1 full reserve study for \$1,135.00. Tom Hix seconded. Motion approved.**

Landscape Committee: Chair Tom Hix noted that arborist work was completed mid-spring pruning and shaping association trees and Smoke bushes in common areas. Ted reported that he and Tom Terrell had just completed a walk-through with Jesse Troglia, garden maintenance contractor, and Jesse will begin pruning and shaping work on the Juniper trees on the east property line, then proceed to maintenance on the Forsythia and Pyracantha hedge. Jesse has asked the Landscape committee to provide detailed instructions for thinning and maintaining the common area islands. The committee will develop detailed plans but will solicit owner input before finalizing the maintenance work plans.

Tom Hix also noted that road repair work will be conducted in the coming weeks. Owners will be notified in advance of the work dates.

There was much discussion regarding mowing and irrigation services. Ted suggested Landscape committee should carefully review the Standards requirements used for bid solicitation. It was agreed that current services are under contract for the season, but service bids for the summer of '20 can be carefully evaluated for improved service potential.

Architectural Committee: There was no committee report, but it was noted that one owner has expressed interest in painting the exterior of the home. Members were reminded that exterior color

information is maintained by the Architectural committee and any changes to existing colors must be reviewed and approved by the Architectural committee.

New Business:

The next Board meeting was scheduled for Saturday, October 12, 2019, 11:00 am at the Terrell residence.

Meeting adjourned at 12:25 pm.