



Home Owners Association

Minutes of the Board of Trustees

Saturday, April 10, 2021

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The HOA Board met via Zoom internet connections. Board members Tom Hix, Gary Teale, and Ted Clark were present. Members Ann Austin and Alison and Scott Barrett were present. The Board was happy to welcome Alison and Scott as new residents in 1822 who will be moving in May 2.

President Tom Hix called the meeting to order at 10.05 am

Minutes of the Jan. 23, 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. (copies attached) Gary reports "we are where we expect to be financially at this point in the fiscal year ...". Gary explained that the negative balance showing in Accounts Receivable is due to some homeowners prepaying their HOA fees on an annual basis.

Architectural Committee: Architectural committee has received a proposal from Ann and Gary Teale for the addition of a patio on the east side of unit 1804. The proposal provided examples of both pavers and patio wall material which is consistent with other additions on the west side of that unit and consistent with colors and materials in other units. The proposal has been approved by Architecture.

Landscape Committee: Tom Hix explained that sprinkler systems have been activated for the season and sprinkler and valve performance has been reviewed by ArborPro staff. Seasonal adjustments will be monitored by the committee as we move in to warmer summer weather.

The committee is also waiting for final information on the tree replacement on the north fence. ArborPro will be looking for best product to replant three new trees in that area as well as adjust sprinkler functions to better serve the new trees.

Landscape committee has also reviewed the proposal for the patio addition at 1804. The plan will develop an independent watering system for new plantings around the patio wall and house and the patio area will replace existing turf on the east side of the unit. The homeowners will be responsible for cost of revising the existing HOA water lines to accommodate the new area and supplemental watering system.

Old Business:

Landscape committee reported that they will schedule a "painting party" later this spring to paint the three panels of fencing that had to be replaced last winter. The old fence color is no longer

available, so the work party will paint the new panels to match the rest of the fencing in the complex. Homeowners will be advised of the event and volunteers are most welcome to participate!

New Business:

None.

The next Board meeting was set for Saturday, July 10, 10:00 am. Location to be announced.

Meeting adjourned at 10:40 am.