



Home Owners Association

Minutes of the Board of Trustees

Saturday, July 11, 2020

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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, Tom & Colleen Mick, Gene Otto.

Approval of Minutes:

By consent, Members approved minutes of the April 25, 2020 meeting.

Reports:

Treasurer's Report: Gary Teale presented financial statements and a written "Midyear Financial Report" for the 2020 year. He noted all Homeowners are current on payments and the budget was consistent with projections, although we are currently under budget in some areas due to a late start of weekly mowing and some lag in receiving invoices. He expects 3rd and 4th quarter expenses will bring us more in line with budget projections and to end the year with a net zero surplus/loss report. In general, he summarized the association is in "good shape."

Gary also reported that the Carnahan Crest website (www.carnahancresthoa.org) has been established and the Board is helping with final content. **Tom Hix moved to approved the 3-year web cost of \$281.27 and reimburse Gary for his expense. Ted seconded. Motion carried.**

Tom Hix reported he had reviewed potential contractors for fall septic pumping. Gary clarified that the tank for 1813/17 had been pumped in December at the time of sale and would be exempt from work this fall. Tom will coordinate with a contractor for fall work to avoid excess damage to landscape areas. Pumping will cost about \$450 per tank, plus \$35 a foot for digging to reach the access lids. Homeowners will be assessed their proportionate cost for the work. Gary will coordinate reporting to the County on behalf of association members.

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

Landscape Committee: Committee members indicated we have not received as much time from the garden maintenance contractor as expected and are behind on general maintenance. The committee will meet with the lady to discuss options, but wants to move forward with garden maintenance promptly.

The committee has also received quotes from Arbor Pro for future work. Summer pruning of large trees and removal of excess grass growth on the north fence is proposed at \$707.85; stump removal (if needed) on the north fence is quoted at \$686.07, both including tax.

A second proposal was requested for replacing three trees on the north fence line. That estimate was \$1466.58. Gary advised that the work was reasonable within the current budget year. He advised that

some long-term replacement expenses can be charged to the Capital Reserves and seasonal maintenance absorbed in the current budget. The Board authorized the committee to pursue work arrangements with Arbor Pro for the projects.

Colleen Mick urged the committee to consider some long-range plans for developing more visual protection on the south fence and landscape area, anticipating that at some future point we will neighbor development to the south. Various options were discussed. Her first recommendation was to allow the hedge to grow higher.

Ann expressed appreciation to Colleen for her volunteer work on the flower bed at the north end of Viewcrest Lane and to Ted for his volunteer work in routine maintenance of the sprinkler systems. Both efforts save the HOA considerable maintenance costs.

New Business:

None presented.

Meeting adjourned at 11:30 am.