

The HOA Board met via Zoom internet connections. Board members Tom Hix, Gary Teale, and Ted Clark were present. Members Ann Austin, Gene Otto, Doug Pringle, and Tom Terrell were also present.

President Tom Hix called the meeting to order at 9.05 am

Minutes of the Sept. 20, 2020 meeting were previously distributed. Gary Teale moved to approve the minutes as printed; seconded by Gene Otto. Motion approved.

Reports:

Treasurer's Report: Gary Teale presented the 2021 Budget Overview and Balance sheet for the Carnahan Crest HOA. (copies attached) Gary explained that the adjusted '21 budget has accommodated slight increases in annual costs for mowing and Sure Green's annual fertilization and weed maintenance. He suggests there is little room for large landscape projects currently projected, but suggests the Board may evaluate some of the projects as Capital reserve expenditure as it serves in excess of five years.

Architectural Committee: No requests pending for this quarter.

Landscape Committee:

Committee members have been working with Arbor Pro staff for projected spring improvements.

(1) Bids have been received to remove the dying Pine tree at the entrance. ArborPro appears to be low bid for removal at \$875.00, plus \$300 for stump grinding. Tom Hix will advise ArborPro.

(2) ArborPro had earlier proposed planting three new Lavalle Hawthorne trees on the north fence to replace Elms that died three years ago. Estimate for this project is \$1466.88. Landscape committee will coordinate with Arborpro and Gary Teale as materials become available this spring and costs are solidified.

(3) Following Arbopro recommendations for 'Color', low-maintenance, and deer resistance, the committee is also proposing adding 5 St. John's Wort, 2 Potentilla, and 2 Blue Mist Spirea plants to areas 3a, 4 and 6 in the west common areas. This project is estimated at \$750.00 for materials and labor.

Old Business:

None

New Business:

Tom Terrell asked about road repair plans for the '21 season, expressing concern that the surfaces are very inconsistent and unattractive. He suggested the Board should consider replacing asphalt surfaces on a "section by section" basis over the next years to achieve more visual and structural consistency.

Tom also asked about maintenance plans for both the south Hedge area and the northeast lawn areas. He was concerned that the hedge was not getting enough water and may need more maintenance attention, and that the northeast lawn area is overgrown with competing weeds.

Landscape will review the drip irrigation system for the hedge to be sure it is functioning correctly. Ted explained that the committee is trying not to increase maintenance areas (and related costs) and that the northeast area beyond the 208 pond sections was never projected for maintained lawns and that water is limited to those areas.

Meeting adjourned at 9:50 am.