



BOARD OF DIRECTORS MEETING

11/1/2021 7:00 PM

Meeting Minutes

1. 7:00pm – Meeting called to order. All board members present.
2. 10/5/2021 meeting minutes accepted.
3. Pool deck and side of building has been repainted by Garvey Painting Company, work is complete and at an acceptable level.
4. RCL Pool Maintenance Company has taken over for Pool Medic. The circuit breaker for the pool heater has been swapped out and working properly as of 10/29/21. Seamless PRO will install gutters over fuse box to prevent future damage to the box on Wednesday (11/10/21). Pool light closest to the front gate needs to be replaced, RCL will provide estimate for replacement. This is in addition to whatever else was stolen by Pool Medic. Please verify with current property manager Andrew George from Ameri-Tech. The pool heater part has arrived and is scheduled for installation sometime this week.
5. Dead and overhanging tree removal around ponds (SFH's) – Andrew received 2 estimates for tree removal, 1st was from Stevens Tree Service with an estimate of \$75,000 and 2nd from Millennium for \$4,500/day, estimate of 10 days needed or \$45,000. Andrew will continue to get estimates from additional companies.
6. Concrete parking stops (TH's) – Several parking stops in TH's need to be repaired, the rebar protruding from top of blocks is causing damage to undercarriage of vehicles. Andrew will contact Pair-of-Jacks for estimate on hammering rebar down.
7. Street light proposal map sent to add 14 additional lights (TH's) from Michelle Wafford, Project Coordinator along with estimate for a possible charge of \$3,680 - \$5,520 for directional bore cost. Questions remain on number of lights to be installed and location. Andrew will clarify with Michelle on the number proposed and get back with the board. Andrew will also check to see if the tax assessment will apply to all Lone Star Ranch parcels inclusive of the SFH's or was the increased assessment only applied to the TH parcels. If only the TH parcel, all are in favor of proceeding and no further action will be necessary.
8. Front entrance landscaping needs immediate attention, Chris received estimate from Millennium. Board unanimously approved if the irrigation is at a sustainable level for the proposed landscaping. Andrew will check irrigation with Millennium.
9. TH landscaping - Chris also discussed the need for a special assessment of \$500 per unit in the TH's to get landscaping needs back to an acceptable level. The consensus is to ask Millennium for a firm quote so action can be taken at the November 22nd meeting.

10. Holiday lights – Holiday lights will go up the 2nd week of November per Vito.
11. The annual power washing of Canyon Blvd sidewalk and fence is now completed.
12. Pond number signs: All have been placed accordingly throughout the community to identify each pond number for landscaping access.
13. 7:48 - meeting adjourned.