



BOARD OF DIRECTORS MEETING

10/5/2021 7:00 PM

Meeting Minutes

1. 7:00pm – Meeting called to order. All board members present.
2. Chris made the announcement effective 1/1/2022 Lone Star will terminate services with Ameri-Tech Management Company. The BOD unanimously voted to bring in Leland Management Company with a 2% increase in the annual rate. Transition of records will begin during the next 1-2 months. Chris will meet with Keith on FY2022 budget on Friday (10/8/21), much discussion is still needed before it can be finalized.
3. Pool deck was repainted the wrong color with the slip resistant texture during the 2nd repaint. Original vendor wants \$3,800 to repaint again, the BOD will revisit, at a later date, on what action to take while researching another paint company for a lower estimate.
4. Ameri-Tech provided an estimate from Metro Gates on the replacement of the battery back-ups for the main gate, estimated cost is \$1,755. Board agreed to accept the estimate and have the batteries replaced but will solicit companies to provide additional estimates in the future or looking into the possibility of Leland's maintenance (when available) replacing the batteries at a significant savings to the TH's.
5. TH's will unfortunately pay the cost to replace right door on dumpster #2 as Waste Connections will not assume liability and has refused to pay for their damage. Invoice from A Perfect 10 Fencing resent to Ameri-Tech for immediate payment.
6. End unit in building 21 (unit 15740) fine for stained wall due to LSR sprinkler system, Ameri-Tech will investigate repainting and the resident will not be held liable.
7. Diana addressed kids swimming/fishing in the pond that separates the TH's and SFH's on Canyon. BOD will try to obtain parent/guardian information for Ameri-Tech to issue letters. BOD will post on Nextdoor and try to reiterate dangers of swimming/fishing in ponds where known alligators are present.
8. SFH with paint color not in approved color scheme; Chris will readdress in the next 2-3 weeks due to the issue covering the period of approximately 1 year and correspondence from 3 property managers, since the issue commenced. Homeowner is requesting the color be added to the existing color scheme to avoid a repaint.
9. 8:10 - meeting adjourned.