

6:30 p.m. Meeting called to order

Present for meeting: Sam Herrera, Rhonda Bumgardner, Mary Logsdon

Discussion on walking the community to look at yards now before rain starts- decided to walk now and wrap up meeting at Sam's in case of rain.

Dave asked if he could present first vs walking with board: Dave would like to get the neighborhood watch program restarted. Discussion on getting more of the community involved, it was decided that it will be on agenda for January HOA meeting to see if community members are interested in having a neighborhood watch program and we will then request volunteers.

Board began walking and continuing the meeting, Sam documented and updated fines and courtesy notices. Rhonda's unit was to have a courtesy notice issues last month to trim bush in front, she stated she did not receive one, Sam will follow up with Bray on fines and courtesy notices for last month and September. This will be the last month for fines for yards.

Tree trimming estimate- Rhonda will reach out to the tree trimmer she has used in the past for another estimate for tree in the small park and RV lot.

Board viewed water leak at 556 W.G.H. #A- Bray notified board by email that Ben Dowd will be out to give estimate, since it is a slow leak, it is not emergent and can wait a few weeks to ensure that we get a reasonable bid. However, these leaks always cost more than the estimate because they cannot see under the ground to the true problem, so we anticipate it being more.

554 W.G.H. repair needs to be addressed. Notice to repair siding has been ignored by owner, Sam will be meeting with Dave Like and will get estimate to repair the damage. She will also get a bid to paint that building as it is in one of the worst conditions in the community. Rhonda owns a unit in this building and suggested the cost of painting could be split between HOA and owners that have units in that building. She explained that she doesn't think it is fair the rest of the community has to pay out of the HOA for other buildings to get painted, and that by the HOA and the unit owners splitting the cost it would help relieve our cost and the units may be done faster with homeowner help.

Overall the community is looking pretty good, the new fences look great but did not get weather stained, Sam will address with Dave Like as she believes it was part of the contract.

During the walk around, the owner of 570 N Park CT stopped to let the board know he has an additional trailer parked in RV lot and will start paying the \$10.00 fee for it.

Discussion on placement of security lights- When and if the board can afford them, lights should be placed by the dumpsters and corners of the community. Rhonda stated the biggest issue is the electricity access, and how the units would be charged. As the lights currently in the community are charged to the units that have them in their yards. Funding for these lights will also be a challenge, however in January the board would like to stop maintaining the current lights, in order to pursue a

more long-term solution, and have the homeowners responsible for replacing the bulbs when they go out and any other maintenance it may require to keep them operational, should they choose to do so.

The Board also moved to make all street parking limited to '24-hour parking only', no long-term parking, and we mapped out the areas to be painted and marked. Sam will contact him this upcoming week to mark the lines. She will then update the community map with the new parking. Currently all units have 2 parking spaces assigned, if additional spaces are needed for vehicles that see everyday use, then it was suggested by Mary to offer additional parking spaces using a few of the current visitor spaces over by the parks and charge a 10.00 monthly fee the same as the RV park.

Sam will also talk to Bray about having the lawyers review the CC&R's to re write them, and present to board a draft, so we can have this voted on and ready to present in Januarys Annual meeting and voted on by community. We need to get a copy of the draft to owners sometime in December to ensure they have plenty of time to review it and prepare questions prior to the meeting.

Weather stripping will be placed on HOA community notice boards to help keep water out during storms, Sam will place an order for this when she orders printer ink and then will send the receipts to Bray for reimbursement.

Discussion on having fall community clean up- date will need to be set and we were thinking sometime after leaves fall, instead of having more dumpsters brought out, Mary suggested just paying for extra dump the week we do the clean-up. Most likely in early November. Sam will contact Bray to get extra dump quotes and make a fall clean up flyer for the Community Bulletin.

Meeting adjourned at 815