

**MOUNT AIR CONSERVANCY
Board of Directors Meeting
Minutes**

DATE: February 22, 2022

LOCATION: Virtual Telecomm [470-869-2200; 1449545673#]

CALL TO ORDER: M. Williams called the meeting to order at 7:05 p.m.

PRESENT:

- A. **Board Directors:** Sam Zaghmout, Michael Williams, Paul Helt, Sam Araya, and Deveney Wall.
- B. **Summit Management:** Rhonda Murray
- C. **Residents:**

Open forum: .

PRESIDENT REPORT: Residents told other streets shall be paved and painted next year.

READING OF MINUTES: January 2022 minutes reviewed.

APPROVAL OF MINUTES: January 2022 minutes approved.

COMMITTEE REPORTS:

TREASURE'S REPORT: December 2021 bank statements and financials pending.

FINANCIAL REPORT: December 2021 bank statements and financials pending.

Annual Budget: nothing new to report.

MANAGEMENT REPORT: The current report reviewed.

Neighborhood Watch: nothing to report

Annual Residents Meeting: due to COVID, meeting being scheduled for 26 April 22 at 6pm.

Architectural Control Committee (ACC):

Endemic problem noticed with many satellite dishes being installed without approval. BoD will proceed by asking for removal or gain board approval. Cables are not installed properly and are exposed, a tripping hazard. (open)

ACC applications:

- 8525 Enochs: window replacement; BoD moved and approved application.
- 6747 Cardinal Woods: solar panel emplacement; BoD moved and approved application.
- 8549 Enochs: electrical outlet on front of home for electric car; BoD moved and approved for electrical outlet for the purpose of charging a vehicle per condition: 1) get insurance indemnifies HOA of risk; 2) use a cover over the cord minimizing risk; and 3) to limit charging of vehicle to the space directly of the home.

Solar Panels: Summit provided information on solar panels for BoD consideration. Board members reviewed examples from other associations. BoD drafted language for BoD review. Language sent to legal. BoD moved and approved legal language which will now be put into legal format for BoD signature. Final format delivered to BoD; signed by president and attested by secretary. (closed)

Security Cameras: Summit provided information and examples of security cameras and doorbell cameras for BoD consideration. Board members reviewed and made textual adjustments. Language sent to legal last month and returned with appropriate edits. BoD moved and approved legal language which will now be put into legal format for BoD signature. Final format delivered to BoD; signed by president and attested by secretary. (closed)

Annual Inspection Follow Up: Summit continues to field questions on architectural inspections. Re-inspections to commence soon. Re-inspections by Summit anticipated in to be accomplished by the end of November. Summit recommends final review for 2021 noncompliance to be completed in the Spring of 2022 for board hearings.

Charging Stations: initial discussion in November BoD meeting regarding potential installation of electric car charging stations for individual residents, which would require an ACC request. BoD to begin compiling and considering requirements for garage and non-garage (pending)

Due Process Policy: potential revision the board may evaluate/update (pending).

Signs: Repainting the fire lane on the southeast corner on Blue Bird Woods is needed (pending).

Parking: nothing new to report.

Parking Committee: nothing new to report.

Reserve Study: Nothing new to report.

Fence: Nothing new to report.

Playground: BoD requested Summit to request an inspection of the Tot Lots for future repair and maintenance (pending).

Tennis Court: nothing new to report.

Audit: On 2 Feb 22 by email management provided the Board with a draft copy of the 2020 Audit for the Boards review and feedback. Any questions regarding the audit must be prepared and presented during the next, March BoD meeting.

Landscaping:

BoD reviewed tree removal work invoice required after recent snow storm; BoD moved and approved payment.

Summit to ask Jose regarding costs of some maintenance items. BoD moved and approved \$508 to address the maintenance items. Awaiting proposal from Jose (pending).

Common Grounds Maintenance: Management has a walk through scheduled with Jose on 4 October (weather permitting) to review the trees and other items in question. Proposal approximately \$18,325.00, but without “pear topping” \$11,625.00. Blade Runners proposal received by Summit for \$11,493.05. BoD decided, moved and approved the Blade Runners proposal.

Invasive Plants: nothing new to report.

Retaining Wall – Jose provided proposal regarding Kernon water drainage for approx. \$27,000. (Pending)

Pest Management: nothing new to report.

Arborist:

BoD asked Summit to request Blade Runners to walk through and check for tree damages.

6700 Mockingbird resident submitted a request to remove 2 trees behind his home looking for Board to help with expenses since they were considered common trees by the resident. He will get quotes and come back to the Board. BoD shall consider sharing half of cost. BoD request plat to determine community or not. Proposal obtained for \$2500. Issues: fence built using trees and trees appear to be at least sharing resident and community property. BoD requires evidence trees are on common ground (open).

8508 Enochs concern about tree hanging over deck. Summit visited property and took pictures. Tree is not dead but has grown at an odd angle (open).

Resident asked if trees removed (10) on Mockingbird would be replaced. BoD shall examine replanting in the Fall during a later BoD meeting (open).

BoD requests map showing location for new trees and bushes from Jose (pending).

Graffiti: nothing new to report.

Pet Stations: nothing new to report.

Lights:

Light number 13 out (pending).

Light out in front of 6743 Cardinal Woods; to be reported (pending).

Light #7 on Enochs damaged from storm to be repaired (pending).

Street (community) Asphalt: nothing new to report.

Damaged Mailbox Clusters: During the last snow event two (2) mailbox clusters were damaged: 1) on Mockingbird Woods Ct. damaged by the snow plow truck, and 2) the cluster on Blue Bird Woods Ct. Summit contacted Silverbrook to advise them of the damage. Summit contacted Mike at Mainstreet Mailboxes to obtain a proposal for repairing the box on BBWC at \$198 and an estimate for repair or replacement for Mockingbird Woods Ct. at \$1935. The pedestal on the BBWC will be repaired at a cost of \$198.00 to be fixed last week of January. The Mockingbird Woods Ct. replacement estimate has been provided to Silverbrook for review. HOA to be reimbursed for the cost of repair of the mailboxes on BBWC. (closed)

Gazebo: nothing to report.

Tow Report: none.

Snow Removal: Snow bills (2) reviewed; BoD moved and approved payment.

Trash: BoD to considering an Environmental Committee to review trash compliance.

Community Clean-Up: next TBD.

Yard Sale: nothing new to report.

Website Hosting: nothing new to report

Fall Festival: TBD.

OPEN/CLOSED Action items:

New Business:

Executive Session: 8:08pm, board moved to executive session. Board returned from executive session at 8:16pm.

ADJOURNMENT: adjourned the meeting at 8:17pm.

Respectfully submitted by Paul Helt, Secretary

Approved on