

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

**DATE:** November 23, 2021

**LOCATION:** Virtual Telecomm

**CALL TO ORDER:** M. Williams called the meeting to order at 7:10 p.m.

**PRESENT:**

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

**Open forum:** Discussed any feedback on the change to the time for towing. Resident was thankful signs were put up announcing the time change.

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

**READING OF MINUTES:** October 2021 minutes reviewed.

**APPROVAL OF MINUTES:** October 2021 minutes approved.

**COMMITTEE REPORTS:**

**TREASURE'S REPORT:** September 2021 bank statements and financials reviewed and approved.

**FINANCIAL REPORT:** September 2021 bank statements and financials reviewed and approved.

**Annual Budget:** nothing new to report.

**MANAGEMENT REPORT:** The current report reviewed.

Summit recommends asking Daly, Hamad for another two-to-three-year engagement letter for future audit engagement. Summit to re-engage (pending).

**Neighborhood Watch:** nothing to report

**Annual Residents Meeting:** next anticipated to be in Jan 22.

**Mount Air Conservancy Policy Resolution Regarding Use of Electronic Means for Meeting and Voting:** Summit provided a Mount Air Conservancy Policy Resolution regarding use of electronic means for meeting and voting; BoD reviewed, moved and approved the policy as of 24 Aug 21.

**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.

Exposed cable at 8542 Enochs over fence has been buried.

ACC applications:

- 8504 Blue Bird Woods Ct – installation of security camera request; BoD approved.
- 6736 Mockingbird Woods Ct – replacement of damaged shutters with non-louvered shutters; BoD approved.

**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; response pending.

**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; response pending.

**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.

**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:** BoD moved and approved to change towing time start from 7pm to 5pm daily. BoD discussed implementation of this change and set initial date as 1 Oct 21 with a two-week grace period through 15 Oct 21, moved and approved by BoD.

**Parking Committee:** BoD has added parking resolution to monthly meeting agenda.

**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:** many adults are using the courts to walk their dogs; BoD decided to lock the courts for a few days in response.

**Audit:** Auditor provided a 2021 engagement letter for audit and tax returns for 2021 through 2023. BoD moved and approved to have Daly, Hamad and Associates as MAC HOA accountant and auditor for the coming three years.

**Landscaping:**

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 \$18,000.

**Invasive Plants:** nothing new to report.

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

**Pest Management:** Management had the hornet nest at the Enochs tot lot removed/spayed at a cost of \$165.00; BoD approved action taken.

**Arborist:**

Jose has given proposal to take tree down near tennis court for \$850; BoD moved and approved removal of the tree; work to be done by end of November.

BoD requested Summit to schedule Blade Runners to conduct a walk through and review of trees in the community set for December.

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:** at least 7 areas all cleaned by Jose.

**Pet Stations:** nothing new to report.

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

**Street (community) Asphalt:** BoD paving and concrete work completed and paid. Asphalt, concrete and painting work shall be accomplished on Shirley Woods, Red Bird Woods and Mockingbird Woods next year.

**Gazebo:** nothing to report.

**Tow Report:** one.

BoD discussed extending time for towing 60 days for vehicles with expired registration an inspections with warning 7 days for towing, reserving review of policy in the future due to changes in pandemic and/or abuse of common areas with expired/abandoned vehicles.

**Snow removal:** new snow contract for the 2021-22 season. BoD moved and approved new contract.

**Trash:** BoD to consider forming an Environmental Committee to review trash compliance.

**Community Clean-Up:** next TBD.

**Yard Sale:** completed for 2021.

**Website Hosting:** nothing new to report

**Fall Festival:** TBD.

**OPEN/CLOSED Action items:**

**New Business:** initial discussion regarding potential installation of electric car charging stations for individual residents, which would require an ACC request.

**Executive Session:** 7:51pm, board moved to executive session. Board returned from executive session at 7:54pm.

**ADJOURNMENT:** adjourned the meeting at 7:55pm.

Respectfully submitted by Paul Helt, Secretary

Approved on