

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

DATE: August 24, 2021

LOCATION: Virtual Telecomm

CALL TO ORDER: M. Williams called the meeting to order at 7:07 p.m.

PRESENT:

- A. **Board Directors:** Sam Zaghmout, Michael Williams, Sam Araya, Paul Helt and Deveney Wall.
- B. **Summit Management:** Rhonda Murray
- C. **Residents:** none

Open forum: nothing to report.

PRESIDENT REPORT: Need to discuss parking and paving.

READING OF MINUTES: July 2021 minutes reviewed.

APPROVAL OF MINUTES: July 2021 minutes approved.

COMMITTEE REPORTS:

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

FINANCIAL REPORT: July 2021 bank statements and financials pending.

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.

ACC applications:

- 8531 Enochs – Window Replacement, basement sliding glass window without grids; approved by BoD.
- 8516 Blue Bird Woods Court – Roof replacement approved by BoD by email.
- 8504 Shirley Woods Court – Replace front door, front door storm door, and patio door and painting shutters black; approved by BoD by email.

Annual Inspection Follow Up: Summit continues to field questions on architectural inspections. Re-inspections to commence soon.

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

Security Cameras: Summit provided information and examples of security cameras and doorbell cameras for BoD consideration. Board members reviewed and made recommendations to refer to MAC HOA use and textual adjustments for approval during next month's board meeting. (pending)

Solar Panels: Summit provided information on solar panels for BoD consideration. Board members reviewed examples from other associations. BoD shall draft language for BoD review for further discussion during next month's board meeting and provide for legal review. (pending)

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

Reported fire lane sign down due to snow contractor needs reinstallation (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: Nothing new to report.

Tennis Court: Summit provided BoD copy of the ProBounce tennis court warranty for the Boards review. Warranty implies damages done by wheeled items which are not for which the

court is used are outside of warranty and could void the warranty.

Audit: Nothing new to report.

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).

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:

6700 Mockingbird resident submitted a request to remove 2 trees behind his home looking for Board to help with expenses since it is common trees. 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).

Invasive Plants: nothing new to report.

Graffiti: nothing new to report.

Pet Stations: nothing new to report.

Lights: Light out at 8510 Enochs: PSE repair complete. Light out in front of 6743 Cardinal Woods; to be reported.

Street (community) Asphalt:

BoD paving priority assessment:

- Priority 1: Blue Bird
- Priority 2: Enochs
- Priority 3: Cardinal and Kernon
- Priority 4: Red Bird, Mockingbird, and Shirley Woods (although little difference between 3 and 4.)

Summit received appropriate funding from MAC account to execute the asphalt contract with Fairfax Paving.

Gazebo: nothing to report.

Tow Report: one.

Snow removal: Snow budget will be significantly under budget which should help with the lines over budget such as Exterior, Electrical, and Tree Maintenance. Legal expenses are higher than planned. Need a new snow contract for the 2021-22 season.

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

Community Clean-Up: next TBD.

Yard Sale: BoD moved to 18 September from 0700-1200 with a postcard sent to residents.

Website Hosting: On August 13, 2021, management provided the Board with the updated login for posting on the website (See Correspondence)

Fall Festival: TBD.

OPEN/CLOSED Action items:

New Business: Summit to send a notice to 8604 Blue Bird Woods Court requesting ACC approval for cameras.

Executive Session: 8:21pm, board moved to executive session. Board returned from executive session at 8:30pm.

ADJOURNMENT: adjourned the meeting at 8:30pm.

Respectfully submitted by Paul Helt, Secretary

Approved on