

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

DATE: July 27, 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:** George Blackwell

Open forum: nothing to report.

PRESIDENT REPORT: Need to discuss parking and paving.

READING OF MINUTES: June 2021 minutes reviewed.

APPROVAL OF MINUTES: June 2021 minutes approved.

COMMITTEE REPORTS:

TREASURE'S REPORT: May and June 2021 bank statements and April, May and June 2021 financials reviewed.

FINANCIAL REPORT: May and June 2021 bank statements and April, May and June 2021 financials reviewed.

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.

Future BoD Meetings: Summit provided a Mount Air Conservancy Policy Resolution regarding use of electronic means for meeting and voting; BoD shall review for discussion during next

month's meeting.

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:

- 8517 Enochs: alternate French door replacement approved.
- 8531 Enochs: window replacement; BoD request Summit to obtain further information regarding "slider" window.

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 shall review for further discussion during next month's board meeting. (pending)

Solar Panels: Summit provided information on solar panels for BoD consideration. Board members shall review for further discussion during next month's board meeting. (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: initial BoD extensive discussion on possible actions to resolve parking issues since the annual meeting presentation of survey results.

BoD moved and approved to change towing time start from 7pm to 5pm daily. BoD shall discuss further regarding implementation of this change (pending).

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 (pending).

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.

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.

Invasive Plants: Jose and BoD President inspected areas requiring attention; Jose provided proposal for spaying these invasive plants; two treatments now and one in the Spring for \$9990 total, one payment in Fall and one in Spring. BoD moved and approved proposal. Jose treated, but there was no effect so they will come again and retreat. Continued work. Summit sent Jose request to get update on Spring application (open). BoD moved and approved to pay \$2495 as the second and final payment to Jose for their work.

Graffiti: nothing new to report.

Pet Stations: Vendor indicates 3 cans need to be replaced: locks are not working and being left open so bags are being stolen. Cost is \$314.65. Upon BoD request Summit requested discount from Poop 911 due to long term contract; Poop 911 offered a 10% discount on the installation portion of the quote. Cost reduced to \$305.76. Requested Vendor to inspect bins to see if just the locks could be replaced. Will be updated following their next onsite trip. BoD to examine stations to make further determination. Update: per BoD president all stations are fine: requested someone to come out and meet him to show what is broken. BoD will not purchase new cans due to locks needing replacement (closed).

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 contract information from Fairfax Paving with one-year warranty. Propave's response indicated one-year warranty with BoD drawing up the contract. BoD moved and approved having Fairfax Paving put on contract for option 2 to be done this Fall. Summit to proceed.

Gazebo: nothing to report.

Tow Report: two.

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 selected 11-12 September.

Website: nothing new to report

Fall Festival: TBD.

OPEN/CLOSED Action items:

New Business: None

Executive Session: 8:39pm, board moved to executive session. Board returned from executive session at 8:49pm.

ADJOURNMENT: adjourned the meeting at 8:50pm.

Respectfully submitted by Paul Helt, Secretary

Approved on