

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

DATE: December 28, 2021

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

CALL TO ORDER: M. Williams called the meeting to order at 7:08 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: resident indicated minutes are not posted on web site.

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

READING OF MINUTES: November and December 2021 minutes pending.

APPROVAL OF MINUTES: November and December 2021 minutes pending.

COMMITTEE REPORTS:

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

FINANCIAL REPORT: October 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: due to COVID, BoD decided to move to a Saturday in April 2022.

State Corporation Commission (SCC) Renewal: Enclosed please find a copy of the SCC renewal application for the Boards review and execution completed.

Architectural Control Committee (ACC):

ACC applications:

- 8536 Enochs – replacement of outdoor light fixture; 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 last month and returned with appropriate edits; 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. 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. (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: 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).

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:

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

Street (community) Asphalt: nothing new to report.

Gazebo: nothing to report.

Tow Report: none.

Snow removal: nothing new to report.

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

Community Clean-Up: TBD.

Yard Sale: nothing new to report.

Website Hosting: nothing new to report

Fall Festival: TBD.

OPEN/CLOSED Action items:

New Business: none.

Executive Session: 7:55pm, board moved to executive session. Board returned from executive session at 8:05pm.

ADJOURNMENT: adjourned the meeting at 8:14pm.

Respectfully submitted by Paul Helt, Secretary

Approved on