

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

**DATE:** September 28, 2021

**LOCATION:** Virtual Telecomm

**CALL TO ORDER:** M. Williams called the meeting to order at 7:06 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:** discussed parking and next annual meeting.

**PRESIDENT REPORT:** nothing new reported.

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

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

**COMMITTEE REPORTS:**

**TREASURE'S REPORT:** July 2021 bank statements and financials reviewed and approved. August 2021 bank statements and financials pending.

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

- 6744 Mocking Bird Woods Ct – front door and shutters updated and painted; approved by BoD.
- 6734 Mocking Bird Woods Ct – front door and shutters updated and painted black; approved black shutters, but disapproved black front door—approved front door red by BoD.
- 8506 Enochs Dr – replacing front yard tree with approved tree; approved by BoD.
- 6744 Cardinal Woods Ct – replace deck with composite deck fully mesa brown; approved mesa brown railing wood balusters, denied white railing, by BoD.
- 8604 Blue Bird Woods Court – summit to send a notice requesting ACC approval for cameras (pending)

**Annual Inspection Follow Up:** Summit continues to field questions on architectural inspections. Re-inspections to commence soon. Re-inspections by Summit anticipated in October.

**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:** nothing new to report.

**Audit:** auditor shall provide a 2021 engagement letter within the week of 27 Sep.

**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:**

BoD requested Summit to schedule Blade Runners to conduct a walk through and review of trees in the community during the next few months (pending).

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:** BoD paving priority assessment determination:

- 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.

**Tick Marks vs. Striping:** during August meeting BoD inquired about the cost for striping vs. tick marks. Fairfax Paving advised there will not be an additional cost for striping if the striping begins on the asphalt and not the curb. However, striping on the asphalt may not line up with the existing tick marks on the curb. If the Board wants the striping to begin on the curb and line up with the existing tick marks or the black out the tick marks on the curb there will be an additional charge. BoD approved striping without need to line up with tick marks.

**Gazebo:** nothing to report.

**Tow Report:** five.

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:** 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:** completed for 2021.

**Website Hosting:** nothing new to report

**Fall Festival:** TBD.

**OPEN/CLOSED Action items:**

**New Business:** nothing new.

**Executive Session:** 8:14pm, board moved to executive session. Board returned from executive

session at 8:18pm.

ADJOURNMENT: adjourned the meeting at 8:19pm.

Respectfully submitted by Paul Helt, Secretary

Approved on