

**FGHOA Board of Directors Meeting Minutes
April 4, 2017**

Date: April 4, 2017 (Tuesday)
 Time: 7:00-9:00 PM
 Location: Dufief Elementary

Attendees:

Board of Directors	Present (P) Absent (A) Teleconference (T)
Charlie Liebetrau, President	P
Steve Kwon, Vice-President	P
Alex Veizis, Secretary	P
Ami Corey, Treasurer	P
Bob Canter, Assistant Treasurer	P
Doug Clark, Maintenance Sub-Committee	A
Carmen de Perignat, Chair, AECC	P
Other HOA Members in attendance:	
Maureen Austen, AECC Member	P
Lee Canter, Chair, Governing Documents Committee	P

Agenda:

1. Approve meeting minutes
2. Review tasks / action items from last meeting
3. Paint color plans (updates and review proposed colors)
4. Community signs bids (updates)
5. Ballot Committee status
6. Annual meeting preparations
7. Cell Tower – Latest updates
8. Financial review
9. Committee reports
 - a. Maintenance
 - b. Governing document
 - c. Communication
 - d. Social Committee
 - e. Architecture and Environmental Committee (AECC)
10. New business

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Meeting Minutes:

1. Meeting Minutes approval
 - December, January, and February minutes are approved by the Board
2. Review tasks / action items from last meeting
 - Action: Doug to look at the Rich Branch Drive (Flints Ridge) townhouse parking area for seal coat application now that Spring started
 - Action: Talk with Accountant to review reserve requirements for townhouse private street and roadway repairs (Ref. Declaration: Article VI, Sec. 3) based on the engineering report
 - Action: Carmen to follow up with Allentuck contract
 - recommend the following changes
 - 1 year service
 - 6 or less cancelation clause
 - The plan after this contract is to take bids to include the same contract with terms but also include tree removal and common areas
 - Action: Carmen made a reminder complaint letter to maintain the upkeep of the property (Eugene) – Carmen to send letter
 - Update: Sent out bamboo treatment process to the residence, there were some questions raised issues, treatment is ready to start; bamboo will start on April 10.
 - Action: Carmen to work with PGC to get bid for landscaping improvement signed. Work include maintain entrance, Pebble Hill bushes, and area near Doug's house. Make sure to work on sign improvement is completed BEFORE landscaping.
 - Action: Alex to go with his bid recommendation and to also ask for at least 3" polished flagstone on top. Budget is \$19k. Board agrees with budget and Alex's recommendation.
3. Community signs bids (updates): discussed during actions
4. Ballot Committee status
 - Bob and Charlie to check with Howard and the nominating committee to see how things are going
 - Next step: Send an email notification and reminder to the community
5. Cell Tower – Latest updates
 - No major updates right now
6. Financial review
 - No updates from last meeting
 - Financial documents were sent out during the newsletter
7. Annual meeting preparations
8. Committee reports
 - Maintenance

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- Fence question. The Board set forth the policy that if the fence is entirely on the homeowner's property, then the fence should be maintained by the homeowner.
 - Governing document
 - Lee is no longer chairing the governing document committee
 - Lee disagrees with the amendment and revising process
 - Communication
 - Newsletter was sent out to meet notice requirements
 - Need to put up the Annual Meeting signs
 - Additional email and NextDoor communication reminders will be sent
 - Social Committee
 - No updates
 - Architecture and Environmental Committee (AECC)
 - Provided updates
9. Paint color plans (updates and review proposed colors)
- General discussion about the interpretation and provisions of the HOA governing documents
 - Review legal recommendation and research
 - Discussed the different approach and proposed color palettes
 - Board will need to continue color discussions
10. New business

Next meeting:

Date: March 14, 2016 (Tuesday)
Time: 7:00-9:00 PM
Location: Dufief Elementary