

# 2021-08-23 Regular Board of Directors Meeting Minutes

Monday, August 23, 2021 7:16 PM

## Agenda

Call to Order

Approval of Minutes - Deal

Treasurer Report - Branch

Architectural Committee Report - Gleaves

Executive Committee Reports

Security - Ferrier

Community Facilities - Hill

Advisory Committee Reports

Parks and Maintenance - Hill

TIRZ 17

Memorial Super Neighborhood - Wright

Documentation - Wright

Social - Szema

Welcoming - Williams

Newsletter

Website

Business

Security Policy

New ACC Policy

Deed Restrictions Policy

Rent Policy

Religious Displays

Pool Enclosure Policy

Golf Cart Policy

ACC Membership

TIRZ 17 Representation

Meeting Adjourned

## Attendees

Allison Marshall, Tonya Wright, Alexander Rosca, Charles Sturm, Natalia Branch, Lindsay Deal, Amanda Szema, Michael Ferrier, Kyle Hill

Call to Order

7:20 PM - at Fonn Villas Swim Club

Approval of Minutes - Deal

June 2021 minutes unavailable for approval

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July 2021 minutes unavailable for approval

### Treasurer Report - Branch

Through July \$3.5 over Maintenance Budget to primarily to legal fees

Swimming pool is \$29K under budget due to revenue - swim team dues outside pool memberships and sponsorships - higher than anticipated

Approximately \$25.4K under overall budget YTD through July 2021

Emily Patrick oversees the pool budget

### Architectural Committee Report - Gleaves

4 homes under construction

1 roof to approve in July

### Executive Committee Reports

Security - Michael

Note from constable to take a public safety class while he was scheduled to patrol in our area, approved to attend class

Community Facilities - Hill

Landscaper came in and replaced flowers

Lap pool currently closed, Hill to supervise the fix of the breaker box to restart the pump

Pool briefly shut down to city inspection, fixing fence and replacing emergency phones to reopen pool

### Advisory Committee Reports

Parks and Maintenance - Hill

Considering updates to landscaping at entrances

TIRZ 17

No report

Memorial Super Neighborhood - Wright

No July meeting and no report

Documentation - Wright

Adding documentation to the official notebook following changes to legislature

Social - Szema

Decision to have the Labor Day party at the pool and that we cook our own food: Michael motions, Sturm, motion passes

Welcoming - Williams

Welcomed 10 families in the past few weeks

Emily Patrick helping with the welcoming, handing our directories and car sticker

Newsletter

Printed the first Thursday of the month

Website

Activity focused on preparation prior to September 1 legislative changes

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## Business

### Security Policy

Limitations of front lawn fences - 6ft, wrought iron

Home video surveillance cameras - on own property and not distract from home aesthetics

**Decision to adopt the Security Policy as written with the condition that if we can redefine the fence as transparent (limiting vegetation and defining end state rather than defining materials) that that change will be made:** Ferrier motioned, Strum seconded, **motion passes**

### New ACC Policy

Two people on the day-to-day small items

Larger group for major renovations and construction

Up to 7 person membership with a 4-person quorum

Board-appointed, up to 3-year term limit

**Decision to adopt the ACC policy with the change of membership definition of "up to 7 members":**

Deal motioned, Marshall seconds, **motion passes**

ACC membership to consider tie-breaking policies

### Deed Restrictions Policy

Lawyer drafted a policy to comply with changes in legislation to provide more due process to homeowners

Letter, 2nd Letter, board has the option to escalates to a legal 209 letter, then hearings take place

**Decision to adopt the new deed restriction policy as drafted:** Ferrier motioned, Strum seconded, **motion passes**

### Rent Policy

Language drafted by lawyer to comply with legislative changes

Communication of renters' contact information to board

Deed restrictions provided to renters

**Decision to adopt the new rent policy as drafted:** Marshall motioned, Branch seconded, **motion passes**

### Religious Displays

Language drafted by lawyer to comply with legislative changes

Allows any number, any size religious displays

**Decision to adopt the new religious display policy as drafted:** Branch motioned, Deal seconded, **motion passes**

### Pool Enclosure Policy

Language drafted by lawyer to comply with legislative changes

Allows any number, any size religious displays

**Decision to adopt the new pool enclosure policy as drafted:** Ferrier motioned, Branch seconded, **motion passes**

### Golf Cart Policy

Golf carts must be stored out of sight, kept in working order

Working tail lights are required to drive at night

Drivers' license required to operate

**Decision to adopt the golf cart policy as drafted:** Rosca motioned, Branch seconded, **motion passes**

### ACC Membership

**Decision to appoint Ladd Williams, Josh Nix, Jim Hughes, Bashar Aburubia, Sandra Bauder, Sheen Smith, and Jim Gleaves to the ACC effective immediately :** Marshall motioned, Strum seconded,

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**motion passes**

Alison Marshall resigns from the ACC effective immediately  
Charles Strum resigns from the ACC effective immediately  
Lindsay Deal resigns from the ACC effective immediately  
Alexander Rosca resigns from the ACC effective immediately  
Natalia Branch resigns from the ACC effective immediately

TIRZ 17 Representation

**Decision to appoint Fletcher Duncan as TIRZ 17 Advisory Committee Chair effective immediately :**  
Marshall motioned, Branch seconded, **motion passes**

Meeting Adjourned

8:07PM

Prepared by:

*Lindsay Deal 8/23/2021*

Approved by:

*Alison Marshall*