

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting August 15, 2022 Via Zoom Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:34 p.m. by Vice President Alan Brown. Director Tiffany Lee was also in attendance; therefore, a quorum was established. It was confirmed that the meeting notice was posted. Jeana Wynja represented McNeil Management.

Approval of Minutes

The Board reviewed the prior meeting minutes dated April 21, 2022 and July 5, 2022.

On Motion: Duly made by Alan, second by Tiffany, and carried forward by Tiffany.

Resolve: To approve the prior meeting minutes as presented.

2. Reports

The manager presented financial reports and management reports. The Board decided to send a final notice to Unit ID's 11136 and 11044.

The Board decided to allow Bank of Ozark CD (expiring this month) to continue for another 9 months.

On Motion: Duly made by Alan, second by Tiffany and carried unanimously.

Resolve: To allow CD expiring this month to continue for another 9 months.

Outstanding checks on bank statement were reviewed. The Board discussed re-issuing checks to 2 existing owners, void payment for 2 checks not cashed, and McNeil will contact 2 vendors about checks not cashed.

On Motion: Duly made by Alan, second by Tiffany and carried unanimously.

Resolve: To proceed with action above regarding 6 outstanding checks.

3. Committees

Covenant Enforcement Committee (CEC): No minutes to approve and nothing to report.

Spirit Committee: Alan Brown presented. Welcome baskets were distributed. Expense report reviewed; 2022 budget was \$2,700 and Committee has only spent \$300. Newsletter will be distributed soon. Seeking committee volunteers.

Architectural Committee (ARC): All applications are current. Alan presented that per Declaration, Grounds Committee is a subcommittee of the ARC.

Grounds Committee: Susan Meehan presented. Susan extended a thank you to Jeremy and Lauren for finding a new landscaping company. Turners Edge Landscaping was terminated effected July 31, 2022 and new vendor, LMP Landscaping, has been on property

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since August 1st and they are currently working on the irrigation system and will spray for weeds this week. Annuals (flowers) will be changed out in November. Committee is working on a plan to enhance areas along Balm Riverview Road. Discussion regarding oak tree on Albatross occurred. Clarification regarding tasks occurred. Board and committee decided that Board will continue to mitigate efforts regarding pine trees along Estuary Preserve Drive that are affecting owner's fences, Grounds Committee will undertake Rice Creek Conservation area, and LMP will spray concrete culvert at the Albatross drain area. Tiffany suggested that the Board and Grounds Committee meet to determine duties and scope of work.

The Board discussed dog stations and decided to table/decide later on how to move forward either with current vendor or combination of landscaper/volunteer.

Neighborhood Watch: Nothing to report; seeking volunteers.

4. Old Business

Shoreline seeding along finger lake (Heron Watch Place & Estuary Preserve Drive):

Owner inquired about status of berm and growth in pond. Spraying inside of pond was paused in June since CES Engineering was going to use water from pond to water new seed put down in same month. Seed did not germinate; may have been due to water contaminated from bigger part of lake maintained by Rivercrest (all interconnected) and unusual rainy season. Board and Grounds Committee recently lifted pause and allowed Remson Aquatics to spray inside of finger lake to mitigate overgrowth; further cleanup in pond may need to occur. Tiffany and Susan communicated with CES when hard rain occurred so that CES could re-seed. Their call was made to CES and re-seeding occurred today. Relying on rainy season to water seed, not finger lake water.

5. New Business

Resignation of Treasurer Keywana Miller: Key presented her resignation effective July 15, 2022.

Appointment of two new directors to the board: Board decided to appoint Coy Reavis to fill the vacancy at the resignation of Tom McAvin and Phildra Swagger to fill the vacancy at the resignation of Keywana Miller as directors. Coy will fill the officer position as President and Phildra will fill the officer position as Treasurer.

On Motion: Duly made by Alan, second by Tiffany and carried unanimously.

Resolve: To proceed with appointing 2 directors to the Board, Coy Reavis to the President officer-position and Phildra Swagger to the Treasurer officer-position.

Grounds Committee Resolution: Per attorney opinion and Association's Declaration, the Grounds Committee is a sub-committee of the ARC.

Retention wall/retention fence: Twenty-seven (27) notices were mailed to owners who have a retention wall/fence behind homes which is maintained by the Association, and asked owners to send photos and inform Association of any issues that need to be resolved with

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H O M E O W N E R S A S S O C I A T I O N , I N C .

wall/fence. Only 3 owners responded (1 on Sand Stone Rock Drive-2 top caps are missing and minor damage to fence, 1 on Scarlet Ibis Place stated no defects, and 1 on Scarlet Ibis Place no defects noted). The Board determined to only send notice once a year asking owners to report any damage to wall/fence to Association, and not require photos from owners.

Street Parking: Discussion occurred. Roads are narrow, emergency vehicles and garbage trucks have difficult time navigating when vehicles parked on roads. Board will review previous legal opinions about street parking and enforcement.

Architectural Appeals: None presented.

Homeowner's Comments: Owner concern regarding contradiction in documents regarding street parking/enforcement and special circumstances.

6. Adjournment

On Motion: Duly made by Alan second by Tiffany and carried unanimously.

Resolve: To adjourn the meeting at 7:38 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON 10/20/2022

Prepared by Manager on behalf of Secretary