

BOARD OF DIRECTORS MEETING MINUTES

Location: John Wesley Church, 5830 Bermuda Dunes Dr, and Via Zoom Video Conferencing

Minutes Prepared By: Bonnie Shows, Secretary

Board Members Present: , Brandon Chambers (via Zoom), Linda Intschert, Toni Isaacs, Barry King, Odilia Medlin, Bonnie Shows

Board Members Absent: Albert Bosch, Kristin McLaughlin

1. The meeting was called to order at 7:05 pm.
2. Roll was called and a quorum established.
3. Welcome Visitors.

Residents: Ken & Mary May, Martha Hall, Michelle Smith, Walter & Mary Echols, Mark Shows, Steve Clough; Will Echols, attorney

4. Public Comments.

A resident on Westerham Place complained that another home on Westerham Place with renters and have been for 2+ years, have been a constant nuisance during those 2 years. Specifically, popping fireworks, loud music, late nights suspicious activity (e.g., many cars coming and going to the home under cover of darkness with no headlights on) nuisance activity constantly. Renter is allegedly sub-letting the house to others. There are many adults and children besides renters who live there. Neighboring homeowners provided pictures in the past and has called the constable numerous times.

Another resident on Westerham Place complained of fireworks in the back yard of the above-mentioned home on Westerham Place, very loud music at all times of the day, fire hazard with trash all-round and popping fireworks, called the constable for fear of their safety of a fire. The resident provided evidence via video recording of the loud music at the house while sitting in their driveway. They, too, have called the constable numerous times.

Another resident on Westerham Place and complained about the above-mentioned home on Westerham Place, and the suspicious vehicles in and out of the driveway at all hours of the night and the constant traffic after 1:00 AM is disturbing their dog causing it to bark all night disturbing their sleep. The resident also complained of cars coming and going without the car's headlights on. The music the renters play at all times of the day is so loud the homeowners cannot sit in their own front yard.

Another resident on Westerham Place reiterated what has been said above and stated they cannot enjoy sitting in their own front yard because of the loud noise and music.

In September 2020 a petition was presented to the board with 18 signatures asking the board to take action.

The constable's office has been called more than 20 times collectively since this petition, per the residents making the complaints.

5. Secretary's Report.

Barry made a motion to accept the minutes as written for the September; Odilia seconded. Motion approved.

Update on owner signature pages collected for deed restriction revisions= 53 to date; need 64 to pass.

Follow-up on corporate owners- no response nor returned mail.

6. Treasurer's Report.

Barry made a motion to accept the monthly financial report; Odilia seconded. Motion approved.

No new homeowners

Presentation of 2022 Budget. Board calls a special meeting on November 1 to approve budget only.

7. President's Report.

Albert was absent; therefore, Linda reported no news other than complaints to be discussed in executive session. Odilia made a motion to accept the President's report; Toni seconded. Motion approved.

8. Architectural Control Committee. Steve Clough reported:

(1) Request for tree removal, 15218 Benfer Rd- approved. (2) Request for tree removal, 14919 Benfer Rd- approved. (3) Request to paint front door 15018 Benfer Rd- approved. (4) Request to replace fence including a rot board; request approved to replace fence to 6' height maximum INCLUDING the rot board. (5) Request to wash the inside of the perimeter facing their yard and noted their side gate was detaching from the perimeter wall and they request permission to repair the wall at their gate, 15218 Rose Cottage Dr.- ACC will contact the homeowner

9. Old Business.

Update on detaching columns on perimeter wall. TABLED till November meeting.

10. New Business.

Bonnie noted there is not enough time to get ballots and budget printed and mailed to homeowners before annual meeting on November 4. Linda made a motion to move the annual meeting to December 2; Odilia seconded. Motion approved.

Pressure washing perimeter wall is not in 2022 budget.

Columns in the back yard at 15218 Benfer Road are separating from panels on perimeter wall; this may be under warranty. Albert may have already spoken to JQ Brick Company. Albert spoke with them and will report at next month's meeting.

11. Executive Session.

The board entered executive session at 8:55 pm.

Legal counsel issued a letter to homeowner for deed restriction violation.

Legal counsel will issue a letter to a homeowner explaining a deed restriction violation.

A Deed Restriction Notification Letter will be issued to three separate homeowners.

The board exited executive session at 9:35 pm.

A special meeting will be held Monday, November 1 to approve the 2022 budget.

12. Adjourn.

Linda made a motion to adjourn at 9:36 pm; Barry seconded. Motion approved.