

Aqua Solis HOA Board of Director's Meeting Minutes 10/12/2021

Present: Jim Gulino (Vice President), Kris Boyle (Secretary/Treasurer), Cindy Ready (Board member) and Corine Milne (Board member), Shannon Massieu (Homeowner/ARC Committee), and Jenny Reed (Homeowner)

Meeting was called to order at 6:00 PM

Board Restructuring

- Mr. Gelman tendered his resignation effective October 15, 2021.
- Board was unanimous in the decision to restructure the Board.
- Ms. Boyle made a motion to nominate Mr. Gulino to be President; seconded by Ms. Ready. All approved; motion passed.
- Ms. Boyle will continue in the position of Secretary/Treasurer.
- Positions will be in place until the Annual meeting, scheduled for Dec. 2, at which time officers and positions will again be voted on.

Gates:

- Decision was made to repair rather than replace the entry gate control system. Replacement of the system would have been quite a bit more than the repair estimate.

Road Repair:

- Road repair has been completed.
- Will continue to attempt to get reimbursement from Beazer Homes.
- Waiting on the engineer's report, but engineer was present when the construction started and the road was opened up to determine the underlying cause of the road collapse.

Website Changes:

- Webmaster will need to be contacted to add to the website the ARC Committee members and remove Mr. Gelman as President of the Board, replaced by Mr. Gulino.

Addressing of HOA Delinquencies:

In regards to a homeowner who is over 90 days delinquent in HOA payments, a few last concessions were suggested:

- Can one last letter be sent to homeowner warning of imminent foreclosure if overdue HOA fees are not paid.
- Is garnishing of rent an option.
- Can we prevent homeowner from continuing to rent.
- Any resident owing the Community back dues will be notified in writing.

Changes Needed:

- Renters should now fill out a form which is posted on the website.
- Request an up-to-date contact list of homeowners from Ameri-Tech.

Power washing scheduled for October 27/28.

Will need to follow through on ARC violations.

Things to Consider:

- New landscapers who will work with a xeriscaping plan
- New gate company
- Reworking rules and bylaws
- Parking logistics before we seal and stripe roads (if we decide to do so).

Annual Meeting:

- Need to include prior accomplishments
- Board should meet beforehand

Meeting adjourned at 7 pm