

Aqua Solis HOA Board of Director's Meeting Minutes 4/12/2023

Present: Jim Gulino (President), Kris Boyle (Vice President), Cindy Ready (Treasurer), Stacey Gillette (Director at large), Sierra King (Ameri-Tech Property Manager), and members of the HOA community
Not Present: Corine Milne (Secretary)

Mr. Gulino called the meeting to order at 6:00 pm and a quorum was determined.

February meeting minutes were unanimously accepted by Board members.

Sunset Lane Drainage Concerns:

- Specialty Builders and Developers examined the rear properties on the northeast side of Sunset Lane as they have drainage issues. The company presented a bid of \$48,420 for the work that they believe may be necessary. It is inconclusive as to exactly what the problem is at this time. The drains may be clogged or crushed and the property grading is poor. If we determine that Beazer is at fault for the original work being done incorrectly, we may be able to request compensation. Sierra suggested that we have a company with a scope look to see if the drain is actually just clogged. A home inspection company may be able to do this fairly inexpensively

Lawn Service:

- The palms near the pool area were looking very unhealthy this winter and we again have had irrigation issues, making us question whether our current landscape company is following through on what our contract promises. We needed to request that the palms be fertilized and also that the irrigation be attended to, both of which should have been noticed by our landscapers without our needing to get involved.
- We requested contract bids from two other landscape companies; Millennium and West Coast Landscapers. We asked Sierra to locate some properties we can look at to observe their work before making any decision on changing landscapers. We also need to assure that we can end our contract early.
- We discussed mulching as well. Though we understand this may not be the best time to replace mulch, we would like to spruce up some of the common areas. Sierra will ask Millennium if they might do this for us if we contract with them, but also do a more thorough job in the fall.

Survey Regarding Paving Stone Patio:

- A survey has been drafted to determine if the community wants to allow rear patio pavers. The homeowner that requested the survey will have an opportunity to review it before it is sent out to all homeowners. A 2/3 majority vote of the entire community will determine the decision to this request.

Financials:

- Financial reports are again posted on the Aqua Solis website.
- One homeowner is still paying the previous HOA monthly fee of \$310 and they need to be informed that the amount due is now \$325/mo. and to pay the balance owed.
- Mr. Gulino questioned whether we could get a better money market interest rate on our reserve funds. Sierra will ask the banks that we work with if that is an option, while still maintaining very low risk.

Visitor Parking:

- The Board discussed painting the word "visitor" on the parking space curbs to discourage on-street parking. All members were in favor of this.

Registration Forms for Pet Owner and Non-Owner Residents:

- Sierra explained that these forms are often used in condominium complexes because of shared corridors. In communities with individual townhomes they are not as common.
- The Board voted not to institute these forms.

Status of No Parking Signs:

- Sierra can ask Jayman to put up the signs or if a few residents want to do the work (there were a few volunteers), the Board will sanction this.

Driveway Planting, Community Involvement Letters and ARC Document Re-Typing:

- The ARC and Board have approved planting options for the between-driveway areas that are quite bare. A letter informing the community of this spring planting project will be emailed to homeowners, along with a letter requesting volunteers for the ARC, an Adherence Committee and a Community Newsletter.
- The ARC documents are in the process of being re-typed for easier reading, clarity and uniformity.

Pool Furniture:

- Several of the pool chairs are ripped and are going to be repaired. The Massieu family has generously agreed to fund this expense. The scheduled date for chair pick-up is April 24, and while the chairs are being repaired, the company has agreed to loan us chairs.

Gutter Concerns

- We are still in the process of negotiating gutter repairs and needs. Some homes have gutters definitely needing repair but some areas may also need gutter guards.

Other Concerns:

- A broken gate near the retention pond was identified. Sierra will arrange for the repair.

Meeting was adjourned at 7:14 pm.