

## Board Meeting:

### Present

- Bill – UPA
- Lewis
- Charles
- Tracey
- Bryant
- Don

### Minutes from April Approved

Pool Pump Issue – Repair required at \$4,000.00 was approved via E-Mail. Lewis brought this action to formal vote to the board. Initial thought by contractor is that the main pump system was damaged prior to startup and failed sometime after final load. Board approves action (5/5)

Review of Monthly financials – Complete

Review of ARB Proceedings – Complete

Social Committee – No Input

Pool – See Pump Discussion, no committee

### New Business:

### Old Business

- Clubhouse Flooring – Quotes received for action with and without tile. Motion to accept bid from Morgan Contracting made by Lewis and approved by the board for a cost of \$4390. Charles abstains – COI – Board approves 4/4
- Advertising on Web Site – One Ad received, posted on Web Site – Cost for actions of this type is \$35.00 – approved by board going forward (5/5) for a 3 month cycle
- Clubhouse Painting – Complete – total cost was within the approved limits set at previous board meeting
- Clubhouse Power wash and Gutter Clean - \$425.00 – within budget item
- Public Area Trash cans handled by Tanner and Douglass Aquatics
- Clubhouse Parking – recommendation to postpone action until fall to eliminate impact to use of pool parking and after heat condition is lower. Bill to check on line item in Replacement Reserve for this type of repair.
- Playground Mulching – No Bids for synthetic will request this again
- Change and re-key all locks to common property – Bill (UPA) to make this change after pool season
- Marble in bathrooms – postponed until Fall (5/5)
- Homeowner address list – Bill to provide Alphabetized by owner
- Flowers/Shrubs – Social Committee has done excellent work
- Web-Site – Change HOA Summer Meeting

- Trees
  - Issues are homes that have changed owners through time and processed through closing
  - Centex added trees in non-compliance
  - All homes surveyed – provides a baseline – this list will be used to establish the go-forward position. The board will not force any owner to remove existing trees. In the case of dead trees, foundation trees type is required
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