

MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting February 24, 2022 Via Zoom Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:30 p.m. by Rob Vega, Board President. Board members Gail Wallace and Yves Johnson were also in attendance; therefore, a quorum was established. It was confirmed that the meeting notice was timely posted at least 48 hours in advance of the meeting. Jeana Wynja represented McNeil Management.

2. Reading of Unapproved Minutes

The Board reviewed the prior meeting minutes dated November 18, 2021 as prepared by Manager.

On Motion: Duly made by Gail Wallace second by Rob Vega and carried unanimously.

Resolve: To waive reading of the prior meeting minutes and approve them as presented.

3. Reports

Manager presented the financial reports which indicated that the operating account currently has \$19,029.98 and the reserves account currently has a balance of \$28,653.00. The Board decided to send a final notice to Unit ID 10213. Manager informed that the 2022 Assessment Notice and Budget was mailed to all owners on November 30, 2021.

4. Former Business

Fence: Installed/completed.

Pedestrian Gates: Installed; American Access Controls will be on site on Friday, February 25, 2022 to install new locking system; no new keys required.

Violation Process: The Board re-affirmed that after 4 notices, owners are to be moved to the violation report.

Common Area Mulch: Mulch to be installed week of April 4-8; Rob is the point of contact to provide instructions for install.

5. New Business

Gate Preventative Maintenance Agreement: The American Access Controls preventative maintenance agreement was presented to the Board.

On Motion: Duly made by Gail Wallace second by Rob Vega and carried unanimously.

Resolve: To accept the agreement as presented.

Proposed Special Assessment: Ideas were discussed; landscaping lighting, landscaping enhancements such as Ligustrum shrubs at front/west side of entry near grand oak, install crape myrtle trees. Owner suggested arm in front of the gate to prevent vehicle tailgating into the community. Another owner suggested pricing for monument signs at front gate for community. Updates to existing proposals and new proposals will be engaged.

Amendment to Supplemental Guidelines: Owner submitted a request to change criteria in the Supplemental Guidelines regarding car covers; Architectural Committee to review document; Board

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stated that Architectural Committee can present changes to align with the Budget Meeting in August-2022 as they see fit.

Foam Banding Around Columns: Foam is still breaking; manager to engage handyman for pricing to remove foam and put in wood/paint as was suggested by the handyman.

Pressure Washing: Needed for front entry area; Rob indicated that scope of work to include entire backflow cement slab not just front portion; manager to communicate to vendor and will get work scheduled.

6. Adjournment

Owner Comments: Owner suggested monument signs at front of community. Owner suggested arm in front of the gate to prevent vehicle tailgating into the community; commented gates are staying open too long; security risk; gate company to check timing during the next pm service. Owner asked how Amazon enters community and manager indicated that owners should specify delivery instructions when they place an order. Manager stated that gate company recommended to not install Amazon software on equipment, to prevent warranty void. Owner commented that Waste Management drivers not having gate code upon entry; manager to contact Waste Management. Owner inquired about process to amend standards.

On Motion: Duly made by Yves Johnson second by Rob Vega and carried unanimously.

Resolve: To adjourn the meeting at 7:18 p.m.

APPROVED BY THE BOARD OF DIRECTORS 5/26/2022

Prepared by Manager on behalf of Secretary