

MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting August 25, 2022 Via Zoom Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:34 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 May 26, 2022 as prepared by Manager.

On Motion: Duly made by Yves Johnson 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 \$12,782.81 and the reserves account currently has a balance of \$41,921.71. The Board decided to send a final notice to Unit ID 10234 if not corrected by September 25, 2022. Manager informed that a postcard was mailed on August 4, 2022 to all owners regarding the 2023 Budget & Community Standards Meeting. All architectural requests are current.

4. Former Business

Addendum Supplemental Guidelines/Standards: Architectural Committee stated that revisions were presented to the Board to clarify gray areas and sharpen up inconsistencies. Board and Architectural Committee have been working on the document for 2 ½ months. Board and owners present reviewed the entire document, discussed concerns and various changes were made.

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

Resolve: To accept the Supplemental Guidelines/Standards as presented.

Resolution: Board reviewed Resolution prepared by Association's attorney to clarify intent of Declaration, Article VII, Section 10 entitled Fences to mean that 8' maximum height for hedges/shrubs utilized as a fence line within the community, and all other heights of hedges, shrubs, bushes or other plantings not utilized as a fence line on a lot to be defined in the Association's design standards.

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

Resolve: To approve the Resolution to clarify intent of Declaration, Article VII, Section 10 as presented.

Community message board: Installed/completed.

Landscaping enhancements proposal: Proposal from Graham Landscaping reviewed by the Board for landscaping enhancements for \$4,977.73. Rob will coordinate with Dan Graham regarding start-timeline for project.

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

Resolve: To accept the landscaping enhancements proposal from Graham Landscaping as presented.

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Fading homes: Manager informed Board that survey team has observed fading homes and asked if Board would like the survey team to begin sending notices. Gail would like a list of homes faded; Jim on the Architectural Committee will meet with Gail to show her faded homes. Board will let manager know thereafter if ok to start sending notices. Owner asked question if/when owners receive notices, can they call management for timeline consideration; manager stated yes, owners are always encouraged to communicate with management regarding a reasonable timeline to mitigate.

5. New Business

2023 Budget: The Board reviewed the proposed 2023 Budget with a new quarterly assessment of \$345 per quarter. Board spoke about continuing to contribute to reserves and to be able to make general improvements out of the operating budget.

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

Resolve: To accept the 2023 Budget amount of \$345 per quarter.

Lease Amendment: Board would like attorney to prepare an Amendment to prevent short-term rentals in the community, and to send out with Annual Meeting notice.

Repaint columns; color changes: Columns are fading and need repainting. Color change proposed for more sun-tolerant color. Manager to arrange meeting with vendor and Rob to discuss.

Mailboxes: Rob mentioned possibly getting all mailboxes painted high gloss black; owners present like the idea as well. Rob will speak with painting vendor.

6. Adjournment

Owner Comments: Tree in common area is dead; manager will coordinate removal with landscaping crew.

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

Resolve: To adjourn the meeting at 9:45 p.m.

APPROVED BY THE BOARD OF DIRECTORS 11/30/2022

Prepared by Manager on behalf of Secretary