

Dove Creek Phase 1 HOA Board Meeting Minutes

February 15, 2022

6:30pm

Type of Meeting: Monthly board meeting.

Attendees: Rob Toler, Jeff Toler, Robin Britt, Colleen Watson, Holly Knott and Bill Haley via Zoom.

- I. Call to order at 6:31 PM
- II. Approval of minutes from last meeting—January 2022. Colleen moved to approve, Rob seconded and all were in favor.
- III. Approval January Financial Report: Rob moved to approve, Colleen seconded and all were in favor.
- IV. Open issues
 - a) Bill report on maintenance projects. 4 more porches to be demo'd and completely replaced beginning this week. Porches will be un-usable for 4 days. 8621, 8619, 8615 Locust Ct and 8615 Birch Ct.
 - Porches-Note: 2 more years of expenses planned on this rail replacement to finish all porches, according to the survey. **Action Needed: Bill will send us a railing replacement plan excluding the railings put on replaced porches.**
 - 8620 Birch, vacant unit—Bill says all animals removed. Bill will be using City attorney to charge owner \$5000 for expenses. Stan, attorney, is in communication with Rob. Per Bill, he has spoken to one of the owners, they say, again, they are going to work on the unit. **Action Item: open issue: Follow up next meeting on this issue.**
 - Concrete bumpers or rocks to put near dumpsters on Clover and Locust. **Action Needed: Install a fence on Locust—This will be done when ground isn't so hard from temperatures. Update 3/21: This is installed on Locust.**

- Landscaping inspection/plan: Discussion: Locust resident removed bushes without discussing with board. Then had Miguel replace when he was working on unit next door finishing up Landscaping list we had provided Branham. Decided to have owner pay for bush replacements. **Action Item: Collect bush payment from unit.** Locust resident received red maple tree from Branham. Board had only agreed to pay a certain amount on this installation. Was she charged for additional cost of red maple tree? **Bill please advise and collect difference.**

V. New Business

- a. Directory – Bill sent the 30 received forms and he sent a phone list that they have. This was not updated with newest information. **Action Needed: Bill and team will compare the two lists and see what contact information is completely missing on a unit so we can try to collect from those units.**
- b. Dumpsters- suggestion of getting solar powered lights at the dumpsters to deter dumping. Bill estimates putting lights up on each court may be about \$225. Since we have already taken two actions that have not deterred “dumpers”, we liked the idea of cheaper solar lights instead. **Action Needed: Rob will get a price on a solar powered light instead.**
- c. Parking – several offenders using more than 2 parking spots. Discussed sending 3rd spot request form to everyone along with an explanation of parking guidelines and reminders. After discussion decided to try sending letters again. We will monitor infrequent offenders on Locust and report. **Action Needed: Bill to contact the offenders with letters. All Board members: send him the unit numbers of the frequent offenders. Action Needed: Jeff will work on the next newsletter to be mailed and emailed to include this information.**
- d. Other things to work on in 2022: Briarwood to re-pave our roads and courts. Update: Rob says that Briarwood will not be re-paving this year. We mentioned that potholes do need to be filled now. **Action Needed: Rob and Jeff will make a list of pot hole and crack repairs.**

VI. Adjourned at 7:15 PM: