

Dove Creek Phase 1 HOA Board Meeting Minutes

July 20, 2021 6:30pm

Attendees: Board Members Jeff Toler, Robin Britt, Colleen Watson and Property Manager Bill Haley. Holly Knott was not in attendance.

I. Call to order at 6:37 PM

II. Approval of minutes from last meeting. Colleen moved, jeff seconded, all were in favor.

III. Approval of June financial report. Discussed current past due amounts for DC1. Bill reminded us how he handles these. Robin moved to approve, Rob seconded, all in favor.

IV. Open issues

a) Bill report on maintenance projects. (2 months)

- Porches- A1 pricing was previously locked in. They are not showing up for completed work. Bill believes current price won't make him money at current concrete prices. Bill asked him 2 weeks ago for a new estimate. Still waiting on it. Bill has asked Kingsbury Concrete and Louisville Concrete for estimates. He hopes to get those estimates next week.
- Fence replacement- Locust- Robin's yard: Order had been placed with Raatz Fencing to fix/ redo this fence. When he placed the order, they were 6 weeks out for this work. Added replacement of Locust 1st building along Dove Creek full replacement of fencing and removal of ivy and other deemed work to make this look better.
- Locust Bench replacement- estimate? Bill submitted options for concrete and other benches. Board went with cheaper stone bench at \$69.98.
- Concrete pylons or landscape rocks around dumpster on Locust/ Clover? Estimate? No activity toward this as of this meeting.

b) Landscaping inspection/plan.

Rob and Jeff talked to Miguel with Branham. He is doing his best and agrees that additional work needs to be done. Rob told him that we are making a list to present of

what needs to be done. This will include bush replacement/ removal and then general maintenance.

-Items from last meeting:

- Overgrown bush on Birch that resident requested be removed. Post meeting update: Rob had Branham trimming guy remove old overgrown bush and gave him permission to work on “Goliath” juniper bush
 - Missing bushes/ frost bitten bushes – should be replaced in the fall when weather is more ideal for planting.
 - Trees along DC1 sidewalk along Blvd.- need trimming now so we don’t have to duck when walking.
- c) Microsoft 365 account/Document retention plan. Action Item: Exhibits still need to be scanned and uploaded to website. Bylaws and Master Deed are already loaded.
- d) Re-number select parking spaces on Birch. This still needs to be completed.
- e) Parking plan- Rob has reported that family staying at Birch Court residence are taking up 4 parking spaces. Action Item: Colleen will send Parking Request form to Board to approve. Then Bill will advise residents that they only have 2 spots available but can request a 3rd spot for us to 3 months.
- f) Vacant unit at 8620 Birch. Update: Owner has been sent letter by attorney which was a 45- day demand to bring property up to standards. Owner has replied and listed some action time lines. It should be noted that they have said they were working on it before.
- g) Robin brought up ensuring that owners have the insurance required by our Master Deed. It is already required to have it but we don’t make new owners provide proof. We will look further into our options for this.
- h. Directory information return. We need to send out again and send a reach alert for forms to be returned.

V. New Business- September Annual Meeting

Bill will prepare Annual meeting documents to present to us at August Meeting.

Adjourn 8:00 PM