

SUMMARY OF MINUTES

April 26, 2017

MEMBER PARTICIPATION

It was reported that it appears that a mountain lion or coyotes killed a deer on one of our streets a couple of weeks ago.

FINANCIAL REPORT

A. Review Financial Statement – We currently have t \$173,252 in the bank.

B. Delinquent Accounts – There are still the two long term delinquent accounts. There are a few that are late from this last billing.

MAINTENANCE REPORT

A. Status of Slope Work

- Bee problem in the valve boxes on the slopes. The Board agreed to have the bees removed if found in the boxes and then seal the boxes once they are removed.
- Still trying to locate the leak on the slope on Santa Marta.
- We had a failure of the timer on the Santa Marta system. A replacement will be installed. The estimated cost will be about \$350.

B. Slope Renovation Project/Work by Landscape Architect – The Board reviewed the project status report. The architect is on schedule with the work and will be at the next Board meeting to make a presentation to the Board as to what he will be presenting to the owners at the Annual Meeting.

A. Landscape Architect Recommendations on Tree Replacements – The architect recommends using a 24" box tree for replacements. Discussion. The location of the tree may determine the size of the tree to be used. When we have the plan from the landscape architect, then we will charge the owners who had trees removed. The Board agreed to use a private firm that would supply and plant a 24" if possible and if not a 15 gal. tree. The Association would bill the homeowner the actual cost billed by the private firm.

C. Status of Tree Work – This work has been done.

COVENANTS/ARCHITECTURAL REPORT

A. Status of Recordable Agreement for Fences – The Board approved the recordable agreement form presented by the attorney for use when variances are granted for fences on the slopes.

B. Rear Fence Guidelines – The Board eliminated the fence option of glass and changed the "wrought iron fence" to "wrought iron style fence." The guidelines should also state that the Board is to receive a copy of the recorded agreement. The changes will be made to the guidelines and they will be posted on the website. After 30 days the Board will vote to adopt the guidelines.

C. 1539 Santa Sabina – The Board approved a rear drain from this property to the back slope.

UNFINISHED BUSINESS

A. Scanning Historical Documents – The Board reviewed the process of retrieving the Association's historical documents. The Recording Secretary will now take over adding new documents each month to the OneDrive account.

B. Board Elections in June – The Annual Meeting will be held on Thursday, June 29 at the elementary school. The current Board members are running for re-election and there are no new candidates.

NEW BUSINESS

A. Guidelines for Slope Drains – The Board decided not to draft guidelines for slope drains at this time and review each request on a case-by-case basis.

B. Suggestion to Meet with Owners Before Violation Letters are Sent – The Board agreed to sending a softer letter first asking to meet with the owner to discuss the matter.

NEXT MEETING: **Wednesday, May 24, 2017 at 6:30 p.m. at the Lomas Santa Fe Country Club**