

Cumberland Circle Community Association, Inc.
Board Meeting
May 26, 2022
6:30PM in Pool house

Call to Order

The meeting was called to order at 6:33 PM.

Attendance, Roll Call, Determination of Quorum

Board Members present in person were Joanne LaFramenta, Rick Mulligan, Danny Lutz, Loralee Hutchinson, Mimi Carr, Marti Thorndike & Victor Martinelli.

Absent: Billie Groff and Joe Gleason

Guardian Association Management Staff Present: Samantha Jackson, LCAM

Consideration of Minutes: The Board Meeting minutes of April 28, 2022, were presented for review. With a MOTION by Victor, and a 2nd by Rick, the minutes of April 28, 2022, were approved as written. MOTION carried unanimously.

Homeowner questions

1648 – Owner present stated she has loose board on fence at the rear of her property. She is also purchasing 1602 and there is wood rot on the trim near the gable.

Reports of Officers:

- Joanne LaFramenta, President – Presidents Report attached to these minutes.
- Billie Groff, Vice President – Absent
- Mimi Carr, Secretary – No report.
- Victor Martinelli, Treasurer – Victor prepared a April 2022 treasurer's report which is attached to these minutes. Victor noted in minutes that YTD, the Association is still under budget, but April was a catch-up month in that a lot of expenses were paid. There are 5 account with a balance over \$1k owed, but management is sending monthly balance letters in hopes to catch these accounts up to avoid lien process.

Standing Committee Reports:

- Landscape – Rick Mulligan prepared a landscape report (attached to these minutes). No new requests were received from Guardian or paper requests forms since last meeting. Marti asked Rick to take a look at site where AT&T was working as it appears to be washed out in this area now.
- Rules - Joe Gleason reported that 1633 continues to have too many vehicles parked on the property while one is on the grass, and another is backed into the retention area as well as a trailer in front of the garage. The CAM gave written notification to the Owner earlier this week and they acknowledged receipt and said all would be sorted out by today/tomorrow. Board is willing to allow them the 2 days to remove the inoperable vehicles as well as the trailer and large bus before taking further action.
- Buildings – Danny Lutz noted the following Units have maintenance items open at this time:
 - a) 1631 – Priority Items** – repairs to siding, stairs, and fence are needed. Obtaining bids and Board will continue discussion regarding this Units' repairs.
 - b) 1633 – Concern with steps on back of Unit. Likely needs to be rebuilt. Joanne asked Danny to put caution tape at both Units (1631 & 1633) steps until the Board obtains estimates for replacement of both.
- Recreation – Loralee had no report other than CAM brought pool code update to meeting that was sent with the pool permit renewal. New pool code update effective Jan 2022 stated that pool rules signs

must include the “Max Depth___” on the rules sign posted at the pool in 2-inch letters. Lorelee will get costs to replace sign as there is no room on the current sign to add this requirement.

Old business

Paving: Rick stated the strip will be put back down, but the request for “stenciling” is not included in the work that was completed.

New business

AT&T: No report other than the ongoing repair to the driveway.

ARC Requests: 2 new requests submitted in May:

- 1668 – Request to paint front door Pomegranate AF 295 (from approved color palette). With a MOTION by Lorelee, and a 2nd by Mimi, the request to paint the front door was approved. Motion carried unanimously.
- 1651 – Owner submitted request for exterior addition. Board requested drawings of plans to include the entire building and to clarify whether it was a 1-2 story addition as the request is unclear. Lorelee would also like to know how this will affect neighboring Units in terms of privacy. CAM will discuss requested additional items with Owner.

Adjournment

The meeting was adjourned at 8:22 PM.