

Cumberland Circle Community Association, Inc.
Board Meeting
July 28, 2022
6:30 PM by Zoom

*Approved as amended on 8/26/2022**

Call to Order

The meeting was called to order at 6:48 PM.

Attendance, Roll Call, Determination of Quorum

Board Members present in person were Joanne LaFramenta, Rick Mulligan, Danny Lutz, Lorelee Hutchinson, Mimi Carr, Marti Thorndike, Billie Groff, Joe Gleason, and Victor Martinelli.

Absent: None

Guardian Association Management Staff Present: Samantha Jackson, LCAM

Consideration of Minutes: Marti stated there is a typo in the minutes, item b, under committee reports, the word "take" should be "tape". With a MOTION by Lorelee, and a 2nd by Billie, the minutes of May 26, 2022, were approved as amended. MOTION carried unanimously.

Reports of Officers:

- Joanne LaFramenta, President – Presidents Report (attached to these minutes).
- Billie Groff, Vice President – Crime Watch: Brett Traywick attended the 3rd Crime Watch meeting, no crimes reported in CCC area since the 2nd meeting. Community Crime Watch signs will be ordered, one to be placed at the entrance and the other 2 placements TBD.
- Mimi Carr, Secretary – No report.
- Victor Martinelli, Treasurer – Victor prepared a May & June Treasurers report-attached to these minutes. June report shows items at about the halfway point for the budget year. The reserves have an expense of the taxes paid on 1670 following board approval. Receivables balance is \$37,204.89; will be collected with MRTA approval. CAM discussed Gillespie's contract the CAM provided to the Board for review as there are unpaid invoices for 2022. Vesta had been paying them for irrigations services throughout 2021; board agreed by consensus their services weren't needed. With a MOTION by Victor, and a 2nd by Billie, the decision to terminate Master's (Gillespie's) irrigation contract effective September 1, 2022, was approved. Motion carried unanimously.

Standing Committee Reports:

- Landscape – Rick Mulligan prepared a landscape report (attached to these minutes).
- Rules – Joe Gleason, no report other than the 2 vehicles that are still parked in the retention area at 1633. CAM apologized for not seeing that these were removed as the bus parked in the road has been the main focus.
- Buildings – Danny Lutz prepared a building maintenance report (full report attached to these minutes). Units with pending/completed work since 6/27/2022 are as follows:
 - 1610-1604 clean out roof debris from gutters. No Charge 7/1/22
 - 1631 Remove and replace fence, remove & replace 7 step and 13 step stairway with handrail. \$3600. 7/6/22
 - 1631 Remove and replace second floor siding and trim, fix ceiling \$800. Pending invoice

- 1631 Remove and replace front siding and trim, trim around garage door and window and fascia above garage. \$900, invoice pending 7/10/22
- 1619 Pending estimates for rear wood stairway and enclosed deck.
- 1633 reaffix loose balusters on rear steps, remove and replace west railroad tie steps, clean front gutters, repair front wood deck. Done by Chuck cost unknown. Caulk above sliding glass door, 1 tube of caulk no charge.
- 1630/1624 Reattached loose fence boards.
- Recreation – Lorelee Hutchinson reported that the pool rope has been replaced as well as the handrail cover. In addition, a blue recycle bin with signage has been placed at the pool area for Residents. The gate lock codes are not easily changed, but they are working on it.

Old business

- Board agreed to put signs back up at entrance reminding residents to pick up after their pet. CAM to order signs from Amazon.
- Joe requested he be copied on all work orders with Rick and Danny for landscape and building maintenance items.

New business:

- ARC Requests:

1648- Lisa Walters stated she sent an ARC request to CAM on June 13. CAM confirmed receipt but forgot to send to Board. Request for solar tube installation on roof was discussed during the meeting. Board agreed by consensus that the installation was acceptable if it was done by a roofer or other licensed professional, not handyman. Owner will notify Board when she has chosen a company.

Calendar:

August 3 - the community will wish a farewell to Justin and Erin - all are invited to attend.

Adjournment

The meeting was adjourned at 8:22 PM.

*Next Board Meeting date is August 25, 2022 @ 6:30 PM. Location TBD.
Respectfully submitted by Samantha Jackson, LCAM Guardian Association Management*