

Millhopper Forest Homeowner's Association, Inc.
Board of Directors Meeting
February 23, 2022
Video Conference
6:00 PM
APPROVED
Board Meeting Minutes

Location

Video Conference

Call to Order

The meeting was called to order at 6:03 PM.

Attendance, Roll Call, Determination of Quorum

Board members present were Jim Bacus, Tracy Connors, Jeff Hyatt and Gary Jones. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Consideration of Minutes

Jim made a motion to approve the minutes of the January 19, 2022 Board Meeting as written. It was seconded by Jeff and approved unanimously.

Reports of Officers

Gary reported that the mulching in the common areas as well as the trimming of the Crepe Myrtles had been done. Tree trimming had been done in some parts of the community and Kelly was going to schedule a time with Sig to look at the remainder of the trees to be trimmed. Penny was working on a landscape plan for the front entrance at the sign to present to the Board.

Unfinished Business

Ponding Area Three Maintenance and Flooding: Sergio reported that his recommendation would be to remove between 18 to 24 inches of dirt up to the outfall structure in Ponding Area Three. This would allow the water to get to the outfall structure at 174.5. Sergio noted that the Association would not be allowed to lower the outfall structure as it would move too much water into Huntington. There is a buffer area of trees and vegetation that cannot be touched surrounding the edge of the pond. The main issue has been caused by a lack of maintenance and climate change. Additionally, the system was not designed for the level of water that the community has seen in recent years. Sergio stated that the pipes into and out of the Ponding Area should be cleaned out and jetted and that the cleanout plan would have to be vetted by Alachua County EPA and SJWMD. He emailed both representatives during the meeting to request an onsite visit. Sergio would draw up an official plan and submit it to the necessary authorities after meeting with them onsite. It was noted that the pipes could be cleaned without a permit and Kelly was asked to obtain bids on that service while waiting for the scope of work from Sergio. Steve Dorman advocated for a pump to be purchased for the community at owner expense and used only on an emergency basis when the County allowed. He stated that he would agree to pay additional for the cost of the pump as did Diane Bacus. Tracy made a motion to allow Sergio to begin the process of meeting with the County EPA and SJWMD to discuss the need for permitting and the scope of work. Jeff seconded the motion, and it was approved unanimously. Jim made a motion to proceed with cleaning and jetting of pipes. It was seconded by Tracy and approved unanimously.

New Business

Other:

- Metal Roof: Jim Bacus asked whether a metal roof had been approved. Gary noted that the owner had put in a request and it had been approved.
- Landscape Committee: Rita asked if a Landscape Committee was still in place. Kelly noted that the last one she was aware of was Penny, Rita and Barbara. Gary asked her if she and Barbara wanted to be included and work with Penny on the new landscape plan.

There being no further business, the meeting was adjourned at 7:31 P.M.