

Millhopper Forest Homeowner's Association, Inc.  
Board of Directors Meeting  
May 9, 2023  
Video Conference  
6:00 PM  
UNAPPROVED  
Board Meeting Minutes

Location

Video Conference

Call to Order

The meeting was called to order at 6:01 PM.

Attendance, Roll Call, Determination of Quorum

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

Consideration of Minutes

Penny made a motion to approve the minutes from the March 14, 2023 meeting. It was seconded by Tracy and approved unanimously.

Reports of Officers

None

Unfinished Business

Completion of boundary fence on West side of Neighborhood: Gary reported that the fence had been completed and looked great.

Placement of signs or natural stone barriers on common area next to ponding area three: At the March meeting the Board approved signs for the area, however, owners in the cul-de-sac were not happy about the idea of signs and emailed the Board. Tracy emailed the county and Sergio Reyes who is the engineer for the wetland area. It was determined that there is a Right of Way 25 feet from the center of the road but there cannot be curbing or any other obstacle per Alachua County code. Tracy stated that he was OK with any decision made, his goal was to ensure that all avenues were researched. Tracy made a motion to void the previous vote to install signage in the area. Jeff seconded the motion and it was approved unanimously. Sergio shared his screen and explained that there was a wetland buffer area that could not be parked on by anyone at any time. Diana requested that the landscape company maintain the area. Tracy suggested wildflowers be planted in the area. It was noted that the area was sand and there was no irrigation so plants and flowers likely would not grow. Rita stated that she had seen people park on the grass in that area and had approached them to ask them not to park in that area but it was not well received. It was stated that in the last 6 month time frame there had only been on street parking and that parking in that area had not been an issue.

Sod Replacement on Common Areas Along 50<sup>th</sup> Place: Penny reported that the sod replacement was done but that small portions had died and The Masters planned to replace the sod the following week. Additionally, she did not have the cost of sod that was put in that area for approval

Leases: Kelly was asked if she had received a copy of the lease from the owners at 5119 NW 57<sup>th</sup> Street. She stated that she had not and she was asked to send another letter to the owners requesting a copy.

New Business

Painting: It was discussed that painting of homes without approval from the Architectural Review Committee prior to work beginning was an issue that continued. The Board agreed that a one page newsletter to the owners with a bullet pointed list would be a great way to communicate to the owners. Penny stated that she would create the newsletter to be distributed.

It was noted that edging was needed at 5737 NW 50<sup>th</sup> Place and the owner needed to be notified.

The delinquency list was reviewed, the Board asked Kelly what notices had been sent to the one delinquent account.

Kelly reported that a certified letter had been sent stating that a lien would be filed if the balance was not paid within 45 days.

Jim stated that the Oak Tree in the island was in need of attention and asked that Kelly obtain bids for removal of moss and have an arborist look at it.

Rita requested that the commercial vehicle that continuously parks in the driveway in The Cottages be addressed. Kelly was asked to send another letter to the owner reminding them that commercial vehicles were not allowed unless they were parked in the garage.

Fred asked the Board if the ponds were ready for Hurricane season. Gary stated that the ponds had been cleaned out and the drainage structure in Huntington had also been cleaned out by the County. The ponds were in the best shape that they could be in for storm season.

The next Board meeting was scheduled for July 18<sup>th</sup>.

#### Adjournment

There being no further business, the meeting was adjourned at 7:07 P.M.

Respectfully submitted by Kelly Burch