

Millhopper Forest Homeowner's Association, Inc.  
Board of Directors Meeting  
May 17, 2022  
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, Tracy Connors, Penny Bugos, 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 of the April 12, 2022, Board Meeting as written. It was seconded by Tracy and approved unanimously.

Old Business

Update on Ponding Area Three Cleanup: Gary reported that Jeremy had looked at the area it was not too wet, and he can do the work, however, he needs written approval for the owner (Rees Crosby) for the use of the driveway. Jeremy expected to be able to complete the work in the next two to three weeks. The retention pond by Jim Bacus was still too full of water to do any work. Jeremy and Kelly looked at the area and Jeremy believed that the blockage was likely caused by cypress knees, and he would remove them as soon as the pond was dry enough. The Board agreed that if the vacuuming of the lines was necessary after the cypress knees were cleaned out they would move forward with it at that time. Kelly was asked to get bids on tree removal for the dead trees in the pond by Jim Bacus' house.

New Business

Dock/Pond Signage: Penny made a motion to replace the existing sign at the dock with a new sign of the same wording and warning as well as a new sign that says, "Private Property – for use of Millhopper Forest Residents and Guests only". It was seconded by Tracy and approved unanimously.

ARC Enforcement: The Board discussed what approach should be taken for owners that do not submit an architectural review request prior to making a change to their property. Tracy made a motion to send out a newsletter to owners with reminder that all modifications to the exterior of the property must be approved by the Architectural Review Committee. That included paint of any of an exterior of a home, re-roof, fencing, etc. All requests must be submitted through the office of the management company and not through the Board of Directors. Additionally, information on how to register for the owner portal should be included. It was seconded by Penny and approved unanimously.

Uhrig ARC Request: The request was approved by consensus and Fred agreed to notify his neighbors of the change. Gary noted that the tree that had fallen into the large pond by the dock would be removed by J.M. & Associates.

The Board scheduled the next meeting for July 19<sup>th</sup> @ 6:00 PM.

There being no further business, the meeting was adjourned at 7:02 P.M.