

Millhopper Forest Homeowner's Association, Inc.
Board of Directors Budget Meeting
July 29, 2021
Video Conference
6:00 PM
UNAPPROVED
Emergency Board Meeting Minutes

Location

Video Conference

Call to Order

The meeting was called to order at 6:00 PM.

Attendance, Roll Call, Determination of Quorum

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

Pumping of Ponding Area Three

Gary asked each Board Member how they felt about the pumping of Ponding Area three and what company should be used if they agreed that pumping should be done. Gary stated that he was reluctantly in favor of pumping. Tracy agreed that pumping was necessary as a short term solution noting that the longer term solutions were necessary to avoid pumping in the future. Sig noted that his concern that should pumping be needed in the future, have the money spent pumping at this juncture could be used on the purchase of a pump. The question was asked why the overflow structure couldn't be lowered to allow the water to flow freely into it, Sergio reported that the structure couldn't be reached by the water with the current buildup of dirt and debris and the ground was too saturated to allow any equipment into the area. He explained that water entering the overflow structure allowed a positive discharge of water to the south and that was part of the long term plan. He also explained that even after the long term plan was fully executed that some backyards surrounding Ponding Area Three would still be wet as that was how they were designed according to the plat map. He indicated that pumping was necessary as soon there was at least less than a 50% chance of rain and at least 12 inches would need to be pumped out of the pond into Millhopper Cove. He indicated that pumping may be needed more than once during this rainy season and the only purpose for the pumping would be to allow more space for additional water.

Kelly provided pricing from Asphalt Pro and JSM Outdoors for pumping the pond. Gary made a motion to approve the pumping of the pond when the weather allows for up to three days for a 12 inch drop in the water of Ponding Area Three using JSM Outdoors contingent upon the equal sizing of the pumps. Tracy seconded the motion and it was approved unanimously. It was noted that JSM Outdoors would monitor the area that the water was pumped from (Ponding Area Three) and that it was pumped to (Millhopper Cove) to ensure the proper levels were adhered to.

Sergio was asked to write up an overall maintenance plan for the maintenance to address all of the ponds. He noted that the maintenance would likely begin in September when the ponds were dryer.

Gary volunteered to draft a letter to owners to inform them of the work that was taking place and to let them know that pumping was not the "Go to" solution for the community, however, in this instance it was necessary but that long term solutions were being drafted.

There being no further business, the meeting was adjourned at 6:49 P.M.