

Millhopper Forest Homeowner's Association, Inc.
Board of Directors Meeting
September 20, 2022
Video Conference
6:00 PM
UNAPPROVED
Board Meeting Minutes

Location

Video Conference

Call to Order

The meeting was called to order at 6:02 PM.

Attendance, Roll Call, Determination of Quorum

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

Consideration of Minutes

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

Old Business

Review of Final Work on Ponding Area Three: Gary reported that he met with Jeremy to review the work and the pond is now draining to the outflow structure. He reported that there was some sediment that had would need to be cleaned out of the bottom of the pipe, however, the vacuuming of the line from the Millhopper Forest side did not appear to be necessary. Gary noted that he and Jeremy also looked at Pond 2 and Gary provided the green light clean out the drain as soon as Jeremy was available to do so, the anticipated time frame was the end of September, beginning of October. **Coordination with Huntington for Drainage Maintenance:** Gary noted that the culvert and grate was in a Huntington owner's yard needed to be cleaned out as well as the storm drain lines on the Huntington side. Kelly was asked to keep pressure on the County to get the drain and culvert cleaned as soon as possible to keep water flowing. Gary asked Kelly to provide the Huntington Board President with his contact information to discuss the issue. It was noted that Millhopper Forest will look to Huntington if there is a flooding issue and the drains have not been properly cleaned.

New Business

Fencing Repair/Replacement: Gary reported that he met with Jeremy and looked at the possibility of the repairs vs. the replacement of the fence. A repair would be a stop gap measure and a waste of fence as any material would be taken down when a replacement was done. It was agreed by consensus that a replacement was the best way to go. It was discussed that the replacement could be done in sections, 1/3 at a time as a full replacement would cost approximately \$30k. It was noted that there was \$15k in Fence Reserve that could be used for the project and \$143,400.00 in the operating account to accommodate the project. Jim made a motion to have the project completed at one time. It was seconded by Tracey and approved unanimously. Gary stated that he would get a firm date from Jeremy two week prior to the start of the project and a firm cost of the project to circulate to the Board for final approval. Owners would have to be notified as the fence to their rear yard would be down for approximately two weeks while the fence was replaced. Jen Fieber requested that the fence that was damaged by a car be repaired ASAP so that their dog can't get out. The Board approved that request and Kelly was asked to have Jeremy make the necessary repair to that section. Tracy asked if a natural stain would prolong the life of the wood and Gary reported that it would likely be cost prohibitive but asked Kelly to obtain a cost from Jeremy.

Sidewalk Cleaning: Kelly reported that she had reached out for a bid on the cleaning of the sidewalk at the common areas. It was mentioned that the homes need to have their sidewalks and driveways cleaned and they may want to add their cleaning to work that the Association work if the contractor would provide a decent price. Kelly was asked to obtain pricing for owners' property to send out a notice to owner that they can have the work done when the Association is having it done and pay the vendor directly. She was also asked to reach out to Rome Silcox for cleaning and painting of the gate.

Gate Repairs: Kelly presented two quotes for repairs of the broken arm and one quote for the repair of the call box. She reported that she was still waiting for clarification from the second company on whether the callbox issue was a lightning strike and if the panel needed to be replaced with a cost estimate. Tracy made a motion to authorize Gates

Elegante to fix the arm and repair the call box if Southeastern Perimeter Solutions confirms the panel damage and they are within a few hundred dollars. Penny seconded the motion, and it was approved unanimously.

2023 Budget Preparation: The 2023 Budget was discussed; it was noted that Kelly had emailed the Board a copy of the draft budget which reflected a monthly payment of \$85.00. The Budget Meeting was scheduled for October 11, 2022 via Zoom.

Other: Dog Waste Not Picked up by Owners – It was noted that there were a couple of owners that did not pick up their dog waste when walking them and the Board agreed by consensus that it should be put into a newsletter to remind all owners that it is required to clean up after your pet.

Wine and Cheese Socials: Penny reported that the Wine and Cheese socials would like to start getting together again. Gary stated that he would like to be very cautious getting a group of older people together inside and would prefer to keep gatherings limited to an outside area. Penny stated that they could make that happen and volunteered her back patio for the first one.

The Board scheduled the next meeting for October 11 @ 6:00 PM.

There being no further business, the meeting was adjourned at 7:38 P.M.