

Millhopper Forest Homeowner's Association, Inc.
Board of Directors Meeting
August 4, 2020
Zoom Meeting
5:30 PM
UNAPPROVED
Minutes

Location

Video Conference

Call to Order

The meeting was called to order at 5:30 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.

Consideration of Minutes

Sig made a motion to approve the minutes of the March 4, 2020 as amended. Penny seconded the motion and it was approved unanimously. Penny made a motion to approve the April 30, 2020 minutes as written. It was seconded by Sig and approved unanimously.

Reports of Officers

President – Gary Jones: Gary reported that there were letters sent to several homes regarding maintenance issues and all but two homes took action. It was noted that Mr. Wang relandscaped the front the property and painted the shutters. Penny requested that a letter be sent to Lot 70 as the landscape in the front of the home was not properly maintained. There were volunteer trees growing through the hedges at the garage and the owner would not let the landscaper hired by The Cottages remove them as was needed. Kelly was directed to send the owner a letter to remove the Palm Tree from the hedge in front of the Magnolia and keep the hedges trimmed consistently. In addition, the Olive Tree and the Crepe Myrtle needed to taken out of the shrub bed. Gary also noted that the Bluetooth option for the gate had been installed and it did work with his phone. He requested that letter with instructions to owners be mailed/mailed out to owners by the end of August.

Unfinished Business

There was no unfinished business.

New Business

Mailbox Maintenance: Kelly presented a proposal for \$9k as option on the mailbox painting. It was suggested that the work be done in two phases with all of the Millhopper Forest mailboxes be painted and then The Cottages mailboxes and the light poles as the second phase. Kelly was asked to obtain prices on the light poles to discuss in September.

Boundary Fence Maintenance: It was noted that Mr. Boeff had work done on his property which brought up ownership of the roadway behind the homes on the west side of The Cottages. Kelly explained that the road belonged to Millhopper Forest, however, there is no requirement that the Association maintain as they have no use for it. It was also noted that per the governing documents the Association owns the boundary fences for the neighborhood and the fence behind the Cottage homes was in a state of disrepair. Kelly was asked to have JSM look at the fence and provide a proposal for repair and replacement of the fence. Penny stated that the fence in the rear of her property was in such a state that she could not wait any longer and she would appreciate consideration for reimbursement.

General Maintenance Items: None

GAM Contract: It was noted that the GAM contract automatically rolled over every year. GAM was charging a rate of \$6,600 and had never asked for an increase. Tracy stated the inflation rate had gone up and they wished to treat everyone fairly and that if GAM wished to include an increase in the cost of services provide it should be done at the Budget Meeting.

Other:

- The Budget Meeting would be scheduled for a date in November.
- The work at the dock had been completed and it was noted that the posts going into the water did not need to be replaced.

There being no further business, the meeting was adjourned at 7:35 P.M.