

**Englewood Mews
Board of Directors Meeting
May 19, 2014**

Attendance:

Eric Freitag	Genel Clark, Sequoia Management Company
Pete Michel (left at 8:42pm)	Becky York, Sequoia Management Company
Gabrielle Hickey	
Noreen Rich	

Absent:

Hla Wai

Call To Order:

Eric Freitag called the meeting to order at 6:14PM.

Eric Freitag nominated Noreen Rich to join the Board of Directors. Gabrielle Hickey seconded. All were in favor.

Resident Forum:

The Board reviewed a homeowner's request for a parking permit for an extended period of time.

Gabrielle Hickey motioned to approve the request for the homeowner, with the use of a temporary parking pass. Pete Michel seconded. All were in favor.

(M) Management to send homeowner a special temporary parking pass.

Approval of Minutes:

The Board reviewed the April 21, 2014 Meeting Minutes.

Eric Freitag motioned to approve the April 21, 2014 meeting minutes. Pete Michel seconded. Motion passes 3,0,1. Noreen Rich abstained.

Committee Reports:

Website Updates:

The Board discussed website updates.

(M) Management to update the website with the next meeting date, street sign delay information, & basketball court delay information.

Architectural Applications:

The Board reviewed one resident application for Account # 95601 to install landscaping in his front yard.

The Board tabled the discussion in order to complete a site visit and will vote via email.

The Board reviewed the Architectural Amendments draft.

(B) Noreen Rich to review and forward any updates to Management via email.

(M) Management to send to legal for review after amendments are made.

The Board discussed the paints colors used within the Community.

Discussion tabled until the next meeting.

(M) Management to send Board the Duron Color Chart on file via email.

The Board discussed the deck & fence stain colors for the community.

(M) Management to add a staining bullet point under the Fence and Deck sections of the Amended Standards.

The Board reviewed the financial reports for April 2014.

Management stated that there were no new sales.

Unfinished Business:

The Board reviewed an email from Jonathan Mullins, from Bishop's Tennis, regarding the water that has been pooling in the sub base of the basketball court.

Management stated that Bishop's Tennis has recommended that a drain be installed in between the tennis court and the basketball court. They also recommend putting another drain in on the other side of the basketball court and do not recommend starting any work until the drains have been installed.

The Board reviewed an updated proposal from Bishop's Tennis regarding the additional repairs required for the basketball court.

(M) Management to inquire if Bishop's Tennis will reduce the price of the proposal to \$6,000.00. Management to obtain additional bids if Bishop's Tennis will not reduce the proposal price.

The Board tabled the discussion until the next meeting.

Management stated that they are waiting on a proposal from Robert Clohan, regarding the crack repair for the tennis courts.

The Board reviewed proposals for the asphalt maintenance throughout the community.

The Board tabled the discussion until the next meeting.

The Board discussed the Monument Sign update.

Management stated that Vanessa Rubio stated that they have begun the process to present the ARB Application to the County for review; the Architectural Review Board will be reviewing the application in June.

(M) Management to inquire if NASTOS will be present at the ARB Meeting and request that they provide copies of the information that they will be submitting to the Board.

(M) Management to send the time and date of ARB meeting to the Board via email.

The Board discussed the Updated Reserve Study.

Management stated that Michael Palmer looked through the paperwork and did not see any missing pages and that he believes the Community is currently underfunded.

The Board reviewed the Annual Funding Projection.

Eric Freitag stated that the Board needs to see an asphalt proposal for complete mill and pave of the entire community's asphalt in order to make an informed decision on the funding of the community and the upcoming budget.

(M) Management to obtain bids for an asphalt mill and pave of the entire community.

(M) Management to schedule a conference call for the Board with Michael Palmer to discuss the replacement and milling of the entire community after the additional asphalt bids are obtained and reviewed by the Board of Directors.

The Board tabled the discussion until additional bids are obtained.

The Board discussed where to take the funds to pay for the tree removals throughout the community.

Eric Freitag motioned to take \$7,500.00 from the "Other Landscaping" line item, \$5,000.00 from the "Common Area Maintenance" line item, and the remaining amount from the Replacement Reserves, to be repaid through an improved trash contract and any remaining surplus from 2014 to be placed back into the Replacement Reserves. Gabrielle Hickey seconded. All were in favor.

(M) Management to inquire if any managers at Sequoia have Falcon Reserve Studies, to better explain and understand the study.

New Business:

Pete Michel stated that the May 19, 2014 meeting will be his last meeting.

The Board reviewed the Republic Services rate adjustment notice.

Management recommended the Board go out to bid for a new trash company.

(M) Management to reach out to AAA to see if they will reduce their pricing.

(M) Management to obtain bids for trash removals services if AAA will not reduce their pricing.

The Board reviewed the Twin Oak Tree Care proposal to grind out all tree stumps and backfill with the grindings in the amount of \$800.00.

(M) Management to obtain updated bid from Twin Oak Tree Care to include seed and straw.

(M) Management to obtain additional bids for stump removal, seed, and straw by line item and send to the Board via email for review.

The Board reviewed a draft notice from Management to Verizon, regarding the wiring damages caused by Verizon.

The Board approved the draft notice to be sent to Verizon.

The Board reviewed the draft May 2014 Community Mailing.

The Board discussed holding the special meeting on June 16, 2014.

The Board postponed the special meeting until July 2014.

Gabrielle Hickey motioned to send the May 2014 mailing, as amended. Pete Michel seconded. All were in favor

(M) Management to send the May 2014 mailing as amended.

The Board reviewed the Operational Calendar.

The Special Parking Meeting to be moved to July 2014, with the date to be determined.

(M) Management to reschedule the June 2014 meeting and send viable dates to the Board via email.

Executive Session:

Gabrielle Hickey made a motion to convene in executive session at 8:30PM. Eric Freitag seconded. All were in favor.

Eric Freitag made a motion to reconvene in open session at 8:58. Noreen Rich seconded. All were in favor.

Gabrielle Hickey made a motion to approve all decisions as discussed and made in executive session. Noreen Rich seconded. All were in favor.

Gabrielle Hickey motioned to approve the request to waive the \$50.00 rules violation charge for Account # 213921. Noreen Rich seconded. All were in favor.

(B) Board to make amendments to draft mailing and to forward on to Management.

Adjournment:

Gabrielle Hickey made a motion to adjourn the meeting at 8:58pm. Eric Freitag seconded. All were in favor.