

WISTERIA PARK HOMEOWNERS ASSOCIATION

HOA Board Meeting

October 16, 2023, 3pm

MINUTES

Call to order: The meeting was called to order at 3:02pm.

Determination of Quorum and Proper Meeting Notice: A quorum was established with the following board members present; Lori Crick, Dave Hooper, Paul Tobin, Louie Roseman and Jan Carroll.

Approval of previous Board meetings Minutes September 25, 2023, MOTION made by Louie, seconded by Lori to approve with the following revisions (under pool deck repairs, "broken, missing or loose tiles to be replaced"), MOTION passed unanimously.

Reports of Officers and Committees:

Treasurer: Jan reported from the September 30, 2023, financial statements.

- Jan noted overages in landscaping common and water. Retained earnings will absorb the overage.
- Brightview was paid \$6,000. Louie is speaking with Charlie to ensure this is completed.

Secretary: Newsletter will be sent out next week. Paul said this requires a President and Treasurer's report.

ARC: Pending meeting date. Discussion on items that are not material or color changes to be noted on ARC meetings for tracking.

Common Area Landscape & Irrigation: Brightview still working on irrigation zones at both entrances.

East Side Landscape: Trimming begins this weekend, weather permitting. Mulch scheduled. Email notification was sent.

Managers Report (Action Items, Violations, etc.) : See below.

- AR report
- 3 lamp posts out. 2nd notices.
- Nicole will notify the two owners who requested garage sales – APPROVED.

Unfinished Business:

Pool Concrete Deck Cracks/Tile/Light: Completed. There is an additional repair needed to the tiles near the shallow end.

Resolution/Tree Removal/Replacement Letter: This was discussed. The draft letter will be mailed to all owners 14 days in advance of the next Board meeting.

Clean up along 17th Ave inside HOA fence: Scheduled for today.

Pool Gate - Lock Options, Signage, Cameras: Dave reviewed the quotes received.

Monument Letters replacement on 21st : Ordered. Pending installation.

Mulch: Scheduled.

Power Washing: Lengthy discussion. The board will obtain more information.

2024 Annual Budget: **MOTION** made by Jan, seconded by Lori to approve the 2024 budget as presented. Louie commented that he would like the East Side Palm Trimming line item removed. MOTION passed, approving as presented, 3 in favor, 1 abstained, 1 opposed.

Owner Comments: None.

New Business:

Garage Sale Approval: The Board discussed adding this rule back in. **MOTION** made by Lori, seconded by Dave to re-add the garage sale language to the Rules and Regulations / Board Policy. MOTION passed unanimously.

Board Member Candidates/Elections: January, 22, 2024 at 3pm.

Next meeting November 27, 2023, at 3pm Location: ZOOM Meeting

Adjournment: With no further business to discuss, the meeting adjourned at 4:08pm.

Wisteria Park HOA documents are available at: www.wisteriaparkhoa.com