

The Strand Home Owners Association

Board of Director Meeting, 11/19/2020 - Approved Minutes -

Board members present:

- President – George Merrill
- Vice President – William Young
- Treasurer – Robert Polizzotto
- Secretary – Dick Galash (approved absence)
- Director – Stephen Sturgis (approved absence)
- Director – Mitchell Dario
- Director – David Lee

Others in attendance:

- Jorie Holtman – Strand Property Manager

Call to Order:

President George Merrill called the Board of Directors meeting to order at 1:00 pm.

Certification of a Quorum:

A quorum was established.

Proof of Meeting Notice:

Proof of notice was e-blasted out posted on-site at Amberwood and Whisperwood, and posted on the website.

Approval of Prior Minutes:

- 9/24/2020
- 10/22/2020

Bob Polizzotto made a motion to approve the 9/24/2020, and 10/22/2020 minutes (with revisions), seconded by Bill Young. With all the Directors in favor – motion passed.

Treasurer's Report:

- September/October Financials
 - Still show about a \$45,000 carry-over to next year.
 - Reserves are still where they should be
- 3rd quarter Master fees paid late, invoice went to old property managers email address
 - Jori Holtman confirmed with Vesta Accounting that they now have the correct email address going forward.
- Board Budget Review – Q&A
 - Strand HOA Budget Workshop Scheduled for 12/7/2020
 - Strand HOA BOD Meeting, and Budget Approval schedule for 12/7/2020 – immediately following the Budget Workshop Meeting

Bob Polizzotto made a motion to approve sending the proposed Budget out to the Strand HOA owners, seconded by Mitch Dario. With all the Directors in favor – motion passed.

Managers' Report:

- Roof Cleaning Update
 - Determine who has cleaned/not cleaned their roof, and who has responded/not responded to the roof cleaning letter that was sent out.
- Delinquency Report
 - Email to be sent to each delinquent owner regarding their past due balance

Old Business:

- Damaged Concrete
 - Reviewed gutter damage with Simon from DMI
 - George Merrill to do a walk through once project is completed

Bob Polizzotto made a motion to approve the \$2,500, Remove and Replace Gutter Proposal, seconded by Bill Young. With all the Directors in favor – motion passed.

- Mulch / Sidewalk Cleaning
 - Mulch started to be laid this week starting on Whisperwood, Leo Jr. hoping to be done by the following Wednesday (before Thanksgiving)
 - Power washing of the sidewalks and gutters to be done once mulch has been laid
- Sales / Leases/ ARBs
 - No sales but will check Estoppel system
 - No Leases
 - Leavitt/Ritter ARC approved
- Lake Cleaning Update
 - Master Board to see about getting aerators installed
 - Need electrical source
- Fall Flowers
 - \$9,800 - completed
- 5847 Whisperwood
 - Need to speak to Dick Galash to see where their ARCs stand
- Cost for Speed Signs
 - Speed signs have been ordered
 - Poles with be bought from Lowes or Home Depot
 - Will contact handyman to install
 - Bob and George to walk around with handyman prior to installation
 - NTE \$1000
- CenturyLink Boxes
 - Bob Polizzotto to call CenturyLink
- ARC Process
 - ARC form to be amended to require all ARCs be submitted to the BOD 10 days prior to the monthly BOD meeting.

Bob Polizzotto made a motion to approve amending the ARC form to include submittal of all ARCs 10 days prior to the net scheduled BOD meeting, seconded by Bill Young. With all the Directors in favor – motion passed.

- ARC Committee – Board to appoint Mitch Dario and Bill Young

Bob Polizzotto made a motion to approve appointing Mitch Dario and Bill Yung to the ARC Committee, seconded by David Lee. With all the Directors in favor – motion passed.

New Business:

- Propane Tank Variance
 - 500 gal tank approval is conditional upon Master BOD approval

Next Board Meeting:

- 12/7/2020

Adjournment:

Bob Polizzotto made a motion to adjourn the Board of Directors meeting, seconded by Mitch Dario. With all the Directors in favor – motion passed.

Respectfully submitted,
Jorie Holtman, LCAM
Strand Property Manager