

RRHA Minutes from Board Meeting held 24-May-2004

Recorded by Kevin Porter

Attendees—Board Members: Jeff Self, Billy Smith, Richard Potts, Sam Brown, Jorge Lancho, Bernie Thompson

Attendees—Other: Kevin Porter—CMS, Inc, Steve Jennings—Sharp Lawn, Guests from Palamino Drive

1. **General**—Motion to accept Minutes of RRHA Board Meeting—4-26-04 made by Billy Smith, 2nd by Sam Brown, Motion to accept passed unanimously.

2. Pending Items

- ✍ **Fence Repair/Painting Project**—Jeff asked Kevin to give history of the care of the fence. Jeff discussed the deterioration of the bottom of the fence. General discussion followed about the care of the fencing, the Board's current position in directing the care of the fence to the Palamino homeowners, and guests' responses to their responsibility. Guests were especially concerned with the bottom rotting of the boards discussing how previous year's mulching had a direct cause in creating this problem. After lengthy discussion by board members and concerned guests, motion was made by Jorge Lancho to have RRHA cover the cost of removal of the bottom 2" since this could be attributed to RRHA's mulching efforts, Billy 2nd, motion passed with Richard Potts voting nay. Jeff brought up the need to change the project finish date. Discussion followed and it was agreed to change the project finish date to July 5, 2004. Also, it was discussed and agreed upon that no additional nailer boards would be required. Kevin is to prepare flier and get to Jeff for distribution to affected homeowners. Devang Patel requested fence inspection at his location. Kevin to arrange with Mr. Patel.
- ✍ **Sidewalk Repair**—Kevin to check w/ Jason Combs to get price for sidewalk repairs.
- ✍ **Walkway from Clubhouse to Playground**—Steve Jennings to get proposal to Jeff.
- ✍ **Flag Pole @ Clubhouse**—job completed. Kevin to replace regular bulb with spotlight.
- ✍ **Sonitrol Proposal**—board wants BASS to give alternative proposal at next meeting.

- ✍ **Garbage Pick Up Alternatives**—Jeff requests that the Board not get involved because they have no authority since this is an individual homeowner responsibility
- ✍ **4th of July celebration**—Richard wants the board to get actively involved in sponsoring 4th of July events. Discussion followed about what & how the board could sponsor an event and what the limitations would be. It was agreed by the board that since there is a liability with fireworks displays, they would sponsor food and drinks for the neighborhood to be held the 3rd of July at the clubhouse for the neighborhood members. Kevin to head up and develop information to be distributed via a newsletter being created by Jorge as quickly as possible. It was agreed by the board to provide barbecue, beans, slaw, potato salad, & watermelon. Sam to help Kevin with the event. Board to rent folding tables to use for the event on the clubhouse apron area next to the pool.

3. New Items

- ✍ **Rental properties**—Valerie Cass asked if there was anything that the Board could do to enforce regulations for maintaining property with respect to landscaping and general housing conditions. With a growing number of units being rented in the neighborhood, there appears to be a significant increase in unsightly residences and yards that diminish the general outlook of the neighborhood. In addition, it was added that there are numerous cases of dogs roaming through the neighborhood unleashed. Board requested Clare write code enforcement to report these conditions at specific locations.
- ✍ **Turf/Landscape Update**—Steve to get proposal for walkway from clubhouse to Park. Steve gave brief report on current turf/landscape tasks. Jeff asked about pine straw mulch next to clubhouse—Steve responded that they could not get supply but would be getting it later and would complete job at that time.
- ✍ **Tree Problems**—Richard brought up concern about tree problems along Ft. Harrod's Drive and other areas in the neighborhood. Kevin & Steve to look at trees and determine what watering needs there are and respond as well as marking dead trees for replacement.

- ✍ **Gutters @ RRRC front**—Kevin reported to the Board that a representative of Gutter Guys inspected the gutters in question & felt that the problem is isolated to significant rainfall events only & that the number of 90 degree turns negatively affected the hydraulic characteristics of the gutters causing them to overflow. He requested that they be checked & all shingle and other debris be removed on a regular schedule. He provided a quote to re-set the gutters for \$200. Board took no action at this time.
- ✍ **Termite inspection**—While repainting the rear of the clubhouse, termite damage was discovered. Kevin called Allrite Pest Control & they provided a temporary spraying. Charlie to deliver a complete prevention program. To be reviewed at next meeting.
- ✍ **Dead Trees behind residence @ Palamino**—Jeff requested Kevin check on dead trees behind 800 block residence @ Palamino & request that they be removed.

4. Financials

- ✍ **Financial reports as of April 30, 2004**—Richard has reviewed all current financials & found them to be in good order. Richard made motion to approve financial reports as presented. Billy Smith 2nd. Motion passed unanimously.
- ✍ **Bills to pay**—Billy made motion to approve all bills to pay. Bernie 2nd. Richard wanted explanation of \$100 invoice from attorneys. Discussion followed—this bill was for audit only. Board passed motion unanimously.

- ✍ **Richard made motion to adjourn, Jeff 2nd, there being no further business motion passed unanimously.**