

Pavilions of Piper HOA Board Meeting Minutes:

ZOOM MEETING

2/15/2021

CALL TO ORDER: 6:32pm

All members in attendance: Eldon McDonald, Roy Snowden, Gita Florey, Marc Montoy, Justin Wilson

FINANCIALS: To be provided to the board by email from HA-KC on a monthly basis.

OLD BUISNESS:

Approval of minutes from last meeting. (minutes will be sent to HA-KC for posting) all members approved minutes from 1/25 meeting

Unanimous agreement for Mike Earl to take the bid for mowing and upkeep of common areas. HA-KC needs a w-9 from Mike Earl to secure payment for work. Justin will take care of getting the forms to Mike and forward to HA-KC. Turn in the w-9 and release of Liability form. Once that is done the contract will be awarded for the year.

Front entrance update, waiting on a competing bid for repairs to existing fountain and structure. Tabled any vote, waiting on repair bid update from Gita's contractor to hopefully repair what we have.

NEW BUISNESS:

Letter to Lopez concerning extensive time of construction in violation of by-laws.- Doug Luther put the letter together and ready to send to Mr. Lopez to remind him that his permit for construction expires April 5th.

***Section 7 of this Declaration states,
"Unless the following time periods are expressly extended by the Developer in writing, construction of the residence on a Lot shall be commenced within three months following the date of delivery of a deed from the Developer to the purchaser of such Lot and shall be completed within 12 months after such construction commencement.***

He was granted and additional 4 months of grace before being sent a letter to urge completion or have to apply for an extension to his permit. New houses must complete construction to include exterior paint as well as sod and landscaping.

Tax filing for 2020.-

Proposal to vote for a \$170 fee to let HA-KC handle the tax preparation and filing.
Unanimous vote to approve.

OPEN DISCUSSION: ANY UPDATES ON NEW CONSTRUCTION OR ARCHITECTURAL COMMITTEE?

NOTING NEW COMING IN ON ANY NEWS OR REQUESTS TO ARCHITECTURAL COMMITTEE.

Just breaking ground on new corner lot across from Marc

Roy-Proposal for new idea to deal with front fountain and lightening: possibly to find a fountain to fill the hole and pond. Pre-cast fountain with a basin filled with water. Ideas to save on cost and have different bids.

We have a replacement bid, the new bid we are working on will be a restoration bid.

We need to keep an eye on and possibly address for the near future the Creek on the backside of Delavan Ave and erosion problem.

Suggested to push the city/county the erosion repair around the drainage creek at the same time as pushing our street repairs.

Resident Directories are in the works and resident contact info is being updated as billing goes out and comes in. Certain residents didn't want to be included in the directory. Hopefully directory will be completed soon.

Roy volunteered to touch up the trim paint on the top of the sign at the entrance. THANK YOU ROY!!!

Next meeting date set for May 10th 2021 at 6:30pm.

Meeting concluded at 7:05pm.

Minutes will be emailed to the board for approval within 48 hrs. Once approval is confirmed they will be send to HA-KC for posting.