

Pavilions of Piper HOA Board Meeting Minutes:

ZOOM MEETING

3/30/2021

CALL TO ORDER: 6:33pm

All members in attendance: Gita Flory, Roy Snowden, Eldon McDonald, Mark Montoy, Justin Wilson

OLD BUSINESS:

Front entrance fountain/sign/lighting:

Marc: Re-presented original bid (Nature's Image Aquatic Design) for the new fountain and lighting for the front entrance. Bid was to include a water feature, new lights and all on an automated system.

Review of the Bid: to include the 3 led lights, new pump and plumbing, rock fountain with 3 boulders, decorative gravel. Bid also includes dig up and remove all the existing and nonfunctioning fountain, pump, trough, lights/electrical.

Follow up on the competing bid for new/repair front entrance fountain and lighting. Contractor that Gita was meeting with for a competing bid never returned calls and fell off the radar.

Gita's contractor did say after viewing in person that it was a slopped together job and was never done correctly. Most likely impossible for a repair. The original design was doomed to fail. Still feels like a big expenditure for the association.

Roy tried also to contact a contractor to replace and or repair, but could not secure a bid for lack of interest in the project. Seems like the job is too small for interest.

Justin proposed a motion to take a vote: to approve the bid.

Marc Seconded the motion.

Roy wants to review the financials to make sure this is viable and sustainable.

Marc will review the financials to make sure we are in a good financial standing and will send email to the board for approval and vote.

Vote tabled and pushed to email, after a review of funds have been presented to the board members from HA-KC.

NEW BUISNESS:

Mike Earl has been working on to get the and the sprinkler systems on and looked at. And initial inspections. Has contacted the company that had been previously taking care of the sprinklers.

Board informed of continued work by Mike Earl to remove some downed trees near the front sign and from the area next to Leavenworth Rd.

Discussion of trees and common areas vs residential property:

Eldon wanted to confirm if trees on the property and the parking responsibility of residents or HOA?

Gita confirmed that tree roots and the trees in the parking. (area between sidewalk and street are the responsibility of the home owner.

Completion of a neighborhood directory and phone book?

Marc- Will double check on cost and include in the email to follow up for a vote if we want a paper copy mailed out (more expensive) or a digital copy available on the HA-KC website for residents to print out.

Gita update for build site: grading on the new build site. Sue Engbrottom has been contacted about the dirt and the rd. Erosion fencing has been put up around the front of the property to help keep the dirt off the rd. Builder is responsible for maintain standards to city and county code.

Justin- Porta potty had blown into the street. Called to have it removed and they replaced it with a new one.

Completion date nearing for the Lopez property. Violation of Section 7 of HOA declaration of restrictions. Follow up on the letter sent for the completion of the project. Must have all construction done and have sod and landscaping done within 12 months of commencement of construction. Original permit date of December 8th 2019. Filed for an extension that was granted until April 7h of 2021.

HA-KC has sent a reminder letter to the terms and reminder that if work is not completed by 4/7 owner will not only need to apply for another extension from the Unified Government, but

also an extension with the HOA. (board has received no communication or response from the letter) Letter was sent mid February.

Marc will contact HA-KC with how to proceed with another letter or to pursue legal action to complete the project.

Vote will also be included in email to see if we consult legal advice or send another reminder letter.

Eldon and Marc have volunteered to trim the trees up at the front so that Roy could repaint the sign, thanks guys!!!

There is a community trimmer that the HOA owns if equipment is needed.

Meeting concluded at 7:45pm.

NOTES: 3 topics of vote and results 4/5/2021

1. Entrance fountain renovation - (3 to 2 vote to proceed with fountain renovation.)
2. Mr. Lopez – Legal follow-up (3 to 2 vote to proceed with contacting a legal professional. If Mr. Lopez does not contact the board prior to the 4/7/21 construction permit expiration date to make arrangements the board will reach out to Rick Rehorn for legal advice.)
3. Paper directory vs. Electronic - (3 to 2 vote for electronic directory verses paper.)

