

Pavilions of Piper HOA Board Meeting Minutes:

ZOOM MEETING

5/17/2021

CALL TO ORDER: 6:31pm

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 BUSINESS:

Sprinkler system issues: system has been leaking and back flow was broken and needs to be replaced.

TS has been working on the system, roots were over grown on a few of the sprinkler heads.

We have put in for a bid for a water sensor, bid came back at \$150. Nature's aquatic got a new fountain upgrade that is going into the front that was not available when original bid went out and that will be included at no extra charge. Marc was able to negotiate the bid down to save money to help pay for the sprinkler system repair. Fountain remodel scheduled to begin late May or early June.

Sending out letters to some residence who had received complaints about pet waste being left behind and not picked up.

Mr. Lopez has filed an extension (6/17/21) to the construction of his home. After speaking with legal counsel, we (Pavilions of Piper HOA) are going to be sending another letter to Mr. Lopez to complete the construction on his house which is to include landscaping, paint, and clean up construction materials by the time of his current extension. Motion to vote on pursuing further action if the project is not completed by the extension date. Unanimous agreement to pursue legal action.

Community directories have been delivered and received by all.

Erosion in the common space behind the Delavan Ave. Needs to continue to be monitored.

Streetlights have been repaired and lights replaced in the community.

Ms. Sue Engbroten, representative of the owner of the vacant lots was notified of the neglect of the lots. Reminded of their responsibility to keep lots mowed and construction debris to be removed.

A review of the entrance sign's paint and construction was done. The Snowden family initially volunteered to paint the sign, but after additional review there maybe more work than just painting required. There appeared to be wood rotting in the trellis also. A bid to power wash, repair rotted wood and paint is scheduled to be done.

NEW BUISNESS:

Street repair, Andy Roddy (operations superintendent) has informed us that our entire subdivision is up for repaving, and the project is out for bids. Hopefully by the end of May. This would be new Asphalt. Roy to pay attention to storm drain in front of his property to be draining correctly, may just use some concrete filler to patch the area.

No dumping/littering sign is available for install by the unified gov. Sign to read "no littering or dumping, Violators will be prosecuted to the full extent of the law". Might also say something about a cash reward for witnesses that call in violators. The sign is a \$60 expense. Motion to vote.

Unanimous agreement to spend the \$60 to have the unified gov. install the sign to help deter littering and dumping in our community. For an additional \$20 fee a small sign will be added below the large sign calling out the group donating the sign.

Architectural committee: No updates other than, the new landscaping going in on the new house, and how good that's looking. No updates on new construction or lots.

Checking to make sure that all residents know and are submitting projects to the architectural committee.

HOA due collections, we have only one outstanding due that is not collected. Next year overdue dues will receive a penalty.

During the fountain review it was also noted that several of the pine bushes were dying and it is going to be reviewed for next year's budget the possibility of removing the pines and adding new landscaping.

Any new residence that are not listed on the directory that would like to be more involved can submit to HA-KC or to Marc to forward to HA-KC to be added to the directory.

Next meeting June 21st, 6:30pm.

Adjournment 7:15pm