

**HOA Board Meeting – Community**  
**April 19th, 2022 – 6:30pm to 7:30pm**  
**Location: Google Meet**

Meeting opened at 6:35pm

Board members present included: Andrew Gehring (A.G.), Helen Kamin, Karen Cramer, Robin Jamison  
ACC: Gary Nowicki

No updates from the Secretary

ACC Report: Mike B. Sent in an email. A.G. asked Gary N if HOA Life is working well. It is.

Questions about two vehicles: One visits the neighborhood (white car) and doesn't stay here. It belongs to a visitor. The board's consensus is that it's appropriate for homeowners to have visitors.

Red truck: It is not a commercial truck. It's a homeowner's truck. It has no commercial signs on the vehicle.

There's a plumbing truck that's questionable. The CC&Rs will be reviewed prior to the next meeting. (811 or 812)

Landscaping: The swale is now natural grass. It will be left as is. The people who live along the swale hope for something greener. Suggestion of a low-growing, perennial, drought-tolerant ground cover, such as clover.

New Business: Regarding short-term rentals, as queried by a homeowner. Short-term rentals are not allowed in the community. Discussion of multiple news reports regarding (short-term) Airbnb homes that been abused. The consensus is that continuing to permit only long-term rentals will preserve the neighborhood.

Neighbor complaining about the light fixture on a neighbor's home (back light). The fixture has been examined, deemed a "normal" outdoor light fixture using a normal wattage bulb (not a spotlight), and is thus acceptable. We have no authority over this issue. Some discussion ensued regarding light sensitivity at night (during sleeping hours), and many Board members confessed to installing black-out shades/curtains in their bedrooms. Outdoor lighting, at night, keeps the community safe and it is encouraged.

Andrew proposed: CC&R Review, by-laws review, if we're happy with the current fine schedule. Robin embraces setting a friendlier/nicer tone with neighbors who've inadvertently broken an HOA rule, and giving them a reasonable time to mitigate the issue, rather than immediately issuing fines.

Gary: Complaint about the signage outside the neighborhood: Would like a touchup of paint. Andrew will look for contractors.

Dues notices went out today. Hard copies will be offered. Andrew will follow up with Tim

Better communication was requested among Board members and following up with homeowners.

Karen requested Zoom visits, due to its easier, more user-friendly format, and Robin agreed. The Board will now meet via Zoom.

Meeting adjourned at 7:16pm