

Peppertree HOA

Board Meeting

Monday August 24 @ 5 p.m.

Present

- Mandy, Rachelle, Dan, Matthew, Anne-Marie, Laura

Approval of Minutes

- Minutes from July meeting are approved 4/0/2 (approved/dissenting/no response)

Secretary's Report

- Nothing to report

Treasurer's Report

- YTD P & L
 - o Nothing unexpected in the finances.
 - o A pdf of the main expenses will be available on the website.
 - o Water expense summary:
 - June bill (for watering done in May) was much lower in 2021, than in 2022.
 - The water was not turned on until later part of May 2021 due to regular late spring rains.
 - July water bill 2022 was \$220 vs July of 2021 bill of \$820.
 - August water bill has been received, and both 2021 and 2022 are nearly identical.
 - This is what was expected, since August bill is for July watering, and July is the peak watering month.
- 2022/23 Dues
 - o All dues have been paid. Thank you everyone!

Landscaping Report

- Weed management
 - o Outlot C weeds were trimmed.
- Irrigation
 - o After discussion with our landscape maintenance guy, a decision was made to not change sprinkler controllers this year.
 - After several episodes of incorrect behavior from the controllers, they now seem to be behaving themselves. We will monitor these as we move forward.
- Dead tree at entrance
 - o Board has decided to have tree removed.

- Because this expense would need to come from reserves, the board has decided to defer the removal of the tree for the present time.
 - There is still some uncertainty about how much savings we will realize from the water budgeting until we have a full year's worth of water bills.
 - In addition, the Outlot C cleanup was higher than expected.
- Paving slab maintenance
 - A quote will be obtained on grinding the uneven concrete down. In the meantime the orange paint is quite visible.

ACC Report

- Homeowner weed clean-ups
 - Email sent to homeowner, and they replied with a commitment to clean it up.
- Project Requests
 - Statdherr: solar project approved.
 - Kiss: tree removal approved
 - Nowak: bush removal and hedge replacement approved

Any Other Business

- Board member incentives
 - Because of lack of participation from neighborhood members, an idea was discussed on giving a discounted HOA dues to board members.
 - No decision made, and further discussions will take place at future board meetings.
- Next meeting
 - September 14th at 5 pm.