

Peppertree HOA

Board Meeting Minutes

Wednesday July 14, 2021 5 p.m.

Present

- Present: Mandy Walker, Rachelle Krumpeck, Dan Graham, Laura Hickernell, Megan Siegel Jansen
- Absent: Anne-Marie Copley
- Quorum established

Approval of Minutes

- Minutes from the July 14th meeting are approved 3/0/3 (approved/dissenting/no-response)

Treasurer's Report

- Year-end financials
 - o Maggie handed off documents to Laura and reviewed them briefly.
 - Looks like we will run a small deficit vs projections for this fiscal year.
 - For this fiscal year we project a small positive balance versus dues.
 - Request to add adjustment line item to budget so that budget spreadsheet matches trended balance sheet.
 - A note will be added explaining each adjustment.
 - Still need to add Laura to the bank as an approved signatory. Mandy can sign any needed payments in the interim.
- Dues status
 - o Dues are being received. Laura will send a reminder in the next week or so.

Landscaping Report

- Sprinkler Repairs
 - o Repairs are done, but zone 6 leak could not be found.
 - We will leave this zone off as it seems like we do not need it at this time.
 - o Controller programming was checked and seems good so far.
 - We will look at trying to cut back water on the western zone based on how shaded it is.
 - Will also investigate letting western zone go to native grasses over time
 - Water usage review has shown a reduction in water usage from what was used in prior years by a couple hundred thousand gallons.
- Flower bed maintenance
 - o Beds are by the Peppertree Estates sign and on west side of Peppertree Drive.

- These beds are not maintained by Bruces Landscape, but remain in fair condition despite that
 - We will put an email out to residents to see if someone would like to adopt the one or both beds to maintain them.
 - Board will offer a small yearly amount for perennials if someone wants to do that. Something around \$25 or so per bed.
- Weed control is done on gravel path and rock areas only using Roundup. No weed control is done on grass areas.
 - Laura will look into what could be used for this purpose other than Roundup.
- Tree care
 - Per Mandy an HOA tree has been reported as having an infestation.
 - We will have the Arborist company look at it and quote on what needs to be done

ACC Report

- Mandy backdoor paint project approved
- Laura's replacement front door approved

Memorials Update

- No changes since last board meeting

ACC Guideline Review

- If any neighbors wish to suggest changes to governing documents, the following process has been put in place by the board:
 - A change proposal is created by a board subcommittee, by a committee of homeowners, or by an individual homeowner.
 - Proposal is submitted in writing to the HOA board for review and comments.
 - Board reviews proposal and revisions (if needed) are made by originator(s)
 - HOA board votes on final proposal
 - If board approves, proposed changes are put to the association for approval
 - If board vote rejects proposed changes, the proposal is rejected in its entirety. Originator(s) can of course begin process again if they so desire

Board Voting Discussion

- Review of voting process on ACC projects
 - HOA governing documents specify that votes on an ACC related project must be approved by a majority of the ACC committee
 - The HOA Board as a whole acts as the ACC committee and has done so for many years
 - The initial vote on Mandy's house paint project resulted in a 2-2 tie (without Mandy's vote).

- A review of governing documents showed that there is no requirement for an ACC/Board member to be recused from voting if it is their project that is up for approval
- In light of this review, Mandy subsequently voted in favor of her project resulting in a 3-2 vote for approval
- Given the above sequence, Mandy's paint color was approved
- In light of this event, the board is investigating how to formalize handling of future tie votes since we currently have 6 members on the board

Google Drive Folder access

- There is a folder for the minutes. I can save minutes to that folder. Laura can have editing rights to financial folder. Everyone would have viewing rights to everything.

Outlot C Update – On Hold

Next Meeting

- August 25th at 5 pm.