

FAWN RIDGE Maintenance Association Board of Directors Meeting Minutes

DATE: July 10th, 2024

TIME: 7:00 PM EST

LOCATION: Maureen B. Gauza Public Library and Zoom Meeting ID: 841-1745-8788 Password: 746306

Call to order: 7:00pm

Roll Call: Board - Chris, Danielle, Matt, Mike 4 OF 5

A. General Discussion:

- a. *Open floor limited to 3 minutes per speaker*
Jeanne – Questions on entrance sign rotation, irrigation system damage by vehicle. Sign has been rotated, County repairing their side of damaged irrigation, Nature’s Sprout fixing associations side of irrigation

B. Approval of Meeting Minutes:

- a. *June 12th, 2024 - BOD Meeting – Motion by Matt to approve the minutes as submitted, 2nd by Chris, Matt, Chris, and Danielle in favor, Mike against. Motion passes 3-1*

C. Unfinished Business

- a. **Governing Document Modifications**
 - i. *Proposed Amendments Plan*
 - ii. *Updated Amendments and New Additions*
Matt - a draft of the updated amendments has been sent to all board members for review, once finalized by the board a copy will be sent to homeowner for review.
- b. **Community Border Wall**
 - i. *2023 Wall Project – Project delayed due to weather, working on scheduling final painting and clean up walkthrough with DM Construction*
 - ii. *2025 Wall Project – Working on spreadsheet for needed future tree maintenance to keep the walls from being damaged, estimated cost of \$15k.*
- c. **Entrance Sign Redesign**
 - i. *Western Sign – CSD has filed paperwork to have area vacated, good news is county records show a sign is supposed to be in this area.*
- d. **Social Committee - Summer BBQ Volunteer Request** – In need of volunteers to help setup, and clean up afterwards.
- e. **Road Resurfacing - County Updates** – Email received this afternoon from County Vendor, information will be email blasted out to the community.
- f. **Irrigation on Fawn Ridge** – Nature’s Sprout has been conducting needed repairs to the irrigation system in the community, only area not currently functioning is being repaired due to a vehicle hitting the backflow. The repair is part county part association.

D. New Business

- a. **Beautification - Ratification of Breland Wall Approval** – Volunteers Fred and Helena Martensen and Matthew Racine collected extra blocks from the community wall project, built and painted a retaining wall on Breland. Motion to ratify the expenditure of \$358.00 for materials for the project by Matt, 2nd by Chris, all in favor.

b. **Board Certification Course Notes**

i. **Create/Adopt method for record**

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- ii. Publish Rules and Covenants to Website
- iii. Procedure Policy for Publishing Rules and Covenants to new owners
- iv. ARC Guidelines - Update Hurricane Section
- v. Procedure Policy for Accounting Request
- vi. Disable Debit Card and Setup Credit Card
- vii. Director Education Requirements
- viii. Schedule Training for ARC and Fine Committee with Counsel – Matt provided update – The association is currently working on updating the current guidelines to address the recent changes in the Statutes, association counsel will be holding training classes once the schedule is received the dates will be passed to the board and committee chairs.

E. Ongoing Business

- a. Violations - Report/Fining/Schedule – Since last meeting 60 new violation notices have been sent and 59 violations have been closed. There are 5 homes ready to be referred to the fining committee, however would like to hold on scheduling a meeting as there are multiple homes that have received a second notice that will be inspected next week. Once the inspection is completed an updated list will be sent to the board.
- b. Community Maintenance – Wall maintenance project is almost complete; irrigation repairs being conducted

F. Reports: Limited to (4) four minutes each.

- a. Treasurer – Danielle Walsh – Did not see anything out of the ordinary in the financial reports, concerns of committee member delinquent on dues reviewing applications.
- b. Architectural Committee – Jeanne Gorecki – ARC committee meeting going well, last meeting held 7/8/24 with 10 apps reviewed and approved. Committee also working on guidelines to address pergolas and similar structures.
- c. Neighborhood Watch Committee – Jeanne Gorecki – Little library at park glass was broken, Chris Renshaw volunteered to get Plexiglas to replace broken glass. Will attend community event on Saturday with Child ID kits for residents that are interested.
- d. Fining Committee – Anne Westmoreland – No July meeting held
- e. Social Committee – Open Seat – Still need a volunteer
- f. Web and Communication Committee - Evelyn Knoll – Evelyn not able to attend, per Matt Evelyn is doing a good job with updating the site and communications as needed.
- g. Beautification Committee - Jade Skarda – Questions on irrigation repairs in community, wants to make sure system is work before designing / installing new landscaping. Nature's Sprout is making needed re Will loop Jade in irrigation emails so she is aware of issues.
- h. Property Manager – Camilo Clark – nothing to add

G. Next Meeting

- a. Date: August 14th, 2024 by Zoom
- b. Time: 7pm – 8:30pm

H. Adjournment – Motion to adjourn at 8:14pm by Matt, 2nd by Chris, all in favor.