

SPPOA Board Meeting Minutes

Dec 5, 2019

Taken by: Mike Sperling

Held at: Village on the Green. Quorum was established and meeting brought to order by John at 6:30pm.

In attendance: John Meacham , Paul Hawkins, Richard Simon, Denise Flach, and David Johnston. Also Charles Almond.

John motioned to approve November meeting minutes, Richard 2nd , minutes were approved.

Treasurer_ Paul covered the current Balance Sheet, Income & Expenses, and Budget. Our HOA Liability Insurance Premium of approximately \$6000 will be paid in Jan but, come out of this years' December budget. Have not collected dues from only one homeowner due to bankruptcy. There will be a bill of unknown amount for another irrigation repair. November expenses include \$2600 for landscape, \$72 for entrance plantings, \$165 for website address renewal, \$251 for and of year postage and mailings, and \$93 for utilities. There will be more paid to have tree trimming done before end and any extra funds left over will go into brick wall reserve.

Landscape_ Denise had new plants installed at the village entrances. Some palm trees in common area were trimmed. Landscape maintenance contract renewal in progress. Denise has targeted more dead trees to removed.

Irrigation_ Charles Almond talked to contractor that installed our irrigation lines for our reclaimed water, that is failing at an alarming rate. Contractor came out and dug up some areas of lines with Charles to investigate premature failures. Contractors outcome is that it is not fault of faulty installation but, sited other possible reasons due to:

- Heavy truck traffic in area when powerlines are serviced.
- Undersize pipe and pipe depth.
- Bad joint glue.

Our HOA would need to dig up specific sections of line and have them tested by specialists to help determine cause and follow up with litigation with the contractor in order to pursue any monetary reimbursement. Paul suggested getting an attorney to send letter of intent. Discussion for alternative were discussed. Richard moved to set decision off for now, David 2nd , approved.

Compliance_ Richard motioned to hire attorney to send letter to enforce a homeowner that is overdue on performance of lawn and house maintenance, Paul 2nd , and it was approved.

ARC_ One homeowner brought in an ARC for installation of solar panels. It was approved as submitted.

Old Business

- Discussion on homeowner with fence on common property but, no particular directions taken at this time.

New Business_None at this time.

David motioned to adjourn, Paul 2nd , and approved at 7:20pm.