



FINAL – MINUTES - Board of Director's Meeting

2 PM – Tuesday, August 9, 2016 ✧ LOCATION - 32462 River Island Lane

1. The meeting was called to order at 1:55. All board members in attendance. Residents: Jean Bailey, Kathy Maxwell and Tributary editor, Kathy Mahoney.
2. The minutes from the July 11th meeting were accepted. Reviewed Action Items.
3. Hearing – Home Owners
 - a. Maxwell - drain backup and culvert concerns behind her house. **ACTION ITEM**: Mike will look into the drain.
 - b. Brown – tree staking concerns. Some of the trees are dying in W. Woodlands
 - c. Fogt – Landscape contractor crew depositing clippings in residents' trash cans
4. Treasurers report
 - a. Account balances:

General	\$38,001.85
WWTP	\$25,633.39
Reserve	\$329,127.72
 - b. Discussion of WWTP financials/over budget to volume of emergency calls. It was suggested that Jason come and talk to the Board and answer questions after proposal for influent screen.
 - c. It was decided that the Board will proceed with the next step after demand letters which were previously sent. (Small Claims/ Lien Action) **ACTION ITEM**: Mike will contact Debbie's Legal.
 - d. Oma will contact Lalanne's to get info for Reserve Study
5. Communications
 - a. Tributary – status discussion regarding various styles of the current newsletter; Kathy Slechta suggested that agenda, minutes be sent by e-mail.
 - b. Web site – Update completed, with items to be added, School links, Contractors list, photos etc.. Encourage residents to look at the new site and view Agendas, Minutes and Notices.
6. Committee Reports
 - a. Architectural committee
 1. Wrought iron fence application 32768 Greene Dr. (Rigler-Ward); Approved bullets 1,2,4 on application. Provisional approval on gates as long as no taller than 4 feet.
 2. Wrought iron fence application 32791 Riverside Dr. (Fenwick); Approved
 3. Pergola request from Rigler/Ward, not approved, pending additional information.
 - b. Landscape committee
 1. Dead & dying lawns at 32708 Greene (Kelly), 32470 River Island Lane (Lange)
 2. Dead trees at p1 mailboxes common area (HOA), 32470 River Island Lane (Lange)
 3. Irrigation challenges – discussion It was decided that letters will be sent to homeowners who are letting their lawns die which states “either water or present a plan

- to the board for different landscaping". **ACTION ITEM:** Letters to be sent to Homeowners that are neglecting lawns and landscape requirements.
- c. Real estate group
 - 1. New resident/homeowners – Charles & Eileen Fenwick (formerly the Neale & Mary Louise Brown residence at 32791 Riverside Dr.)
 - d. Pool group
 - 1. Follow up on 'car in pool'. Discussion is ongoing.
 - Mike met with Bartlett and cement contractor to discuss repair of coping and plaster.
 - 2. Security issues continue. Unauthorized people are using the pool. Discussion on installing a new keypad with fencing.
 - e. Social committee
 - 1.
 - f. Waste Water Treatment group
 - 1. On-going emergency service callouts for blockages - discussion
8. Old Business
- a. Fence projects – West Gate removal of old posts and slack lock mechanism. **ACTION ITEM:** Mike to seek out vendor to remove posts.
9. New Business
- a. Set next regular board meeting for 2:00 PM, Tuesday, September 13, 2016;
10. Adjournment at 4:45