

MINUTES
The Parks Board of Directors Meeting
July 8, 2008

Location: Seven Peaks School

Time: 6:30

Call To Order: 6:37

Quorum – Yes, all Board members (Stephanie Uetrecht, Sue McWilliams, Eric Eidler, Julian Wright, Jane Raleigh)

MINUTES – The minutes were approved.

HOMEOWNER FORUM

Mailbox Painting – All of the mailboxes will be done when the contract is settled.

Lights – The contractor has identified the pole sites and the pertinent homeowners have been notified. They will be installed upon Board approval.

Maintenance Schedule – The existing reserve plan and repair plan are being executed. Street sealing will be done later in the year, and road repair bids are in and will be checked.

Newsletter – This will come out in August and will be on a regular schedule.

ATTORNEY'S REPORT

BTCA Invoice

Motion:

To have Barker Martin initiate negotiations with BTCA to find a resolution to the separation agreement. The motion was seconded and passed.

“Right of Way”

Motion:

To authorize Barker Martin to communicate with Hayden/Mountain Crest for clarification of easement issues, and include Adventure Park and path paving for negotiations. This is to include the fact that no information was given at time of purchase to homeowners regarding the right of way. The motion was seconded and passed.

MAY FINANCIALS

The Financials are in good shape. The existing surplus will diminish when the light poles are installed, mailbox repairs are done, etc.

Motion:

To approve the May financials. The motion was seconded and unanimously passed.

COMMITTEE REPORTS

FACILITIES COMMITTEE

Light Poles

Correspondence went to pertinent homeowners to sign off on installation of light poles.

It was decided to move the light pole on Lot 117 to Park G and the one on Lot 109 to the area of Lots 198-199, keeping the poles on Lots 150, 151, 100, 173, and the Adventure Park. If the costs are under \$10,000, then the installation can proceed.

O Park

There is standing water in O Park, due to faulty design. Staff will send a letter to Hayden for Latham's drywall bid of \$6,000.

Pool Gate

Rian is looking for a solution to making the gate inaccessible without a key, as well as getting the gate to close quietly.

DESIGN REVIEW COMMITTEE

There are 2 pending applications.

A letter has been sent to Lot 132 to desist work on their property. A future letter will include the fact that the HOA will remove any work already done.

It was questioned if Lot 177 is a custom lot, and if not why they have a 3-car garage. There was no application submitted.

COMMUNICATIONS COMMITTEE

Sue has drafted a charter that was accepted. She needs 5 people on the committee. Some of the main goals include website maintenance, collecting all homeowner e-mail addresses, a quarterly newsletter, etc.

No mention of HOA meetings or HOA website is on monthly billings, as requested in January. Staff ensures that this will be corrected.

MANAGER'S REPORT

Rock Cleanup

Staff will e-mail a letter to Botanical Development regarding cleanup of all rock areas, cc-ing Eric for any clarification.

Pavers

The alley behind O'Dell Lake has water draining under it constantly, so the pavers are easily undermined. It was determined that a gravel base would last longer than the sand.

Motion:

To have Obsidian repair the pavers for \$569.25. The motion was seconded and passed.

BOARD DISCUSSION

Pool Service Bids and Equipment Upgrade

Motion: To purchase 2 Wet Kat Cat Controller w/salt systems (one for the pool, one for the kiddy pool), for \$6,200 each. The motion was seconded and passed.

NEW BUSINESS

Street Sweeping

Staff has no copy of the existing Clean Sweep contract, of which Clean Sweep says that they weren't supposed to clean the upper portion of the tract.

Motion:

To hire Pavement Protectors to sweep the tract for the 3 summer months and otherwise every other month. The motion seconded and was passed.

Security Bids

Board will stick with current security company. Their charges cover 3 daily drive-throughs. Staff will obtain a correct contract from them.

Adjournment

The meeting was adjourned at 9:25. The next meeting will be held on August 12.

Respectfully Submitted,
Jane Raleigh