

PARK TRACE ESTATES

BOARD OF DIRECTORS MEETING

October 15, 2019

Call to Order: President John Calia called the meeting to order at 7:00 PM

Quorum Present – President John Calia-Treasurer Norman Thetford, Director Steve Snyder, Director Hank Holton-absent, Secretary Lisa Wheeler and Iris Zieler representing Argus Property Mgmt.

Proper Meeting Notice – Agenda posted properly on association note board 48 hours in advance of the meeting.

Approval of minutes: Motion by Lisa Wheeler to approve the Minutes of September 23, 2019 2nd by Steve Snyder Motion Carried

Reports:

Treasurer/Financial Norman Thetford

Checking	\$ 7,832.44
Money Market	\$ 34,680.55
Reserves	\$ 67,604.78
Total	\$110,117.77

Norman went over the 2020 Budget explaining the need and reasons for increases.

Motion by John Calia to send the proposed 2020 Park Trace Budget to the members, 2nd by Steve Snyder. Motion Carried

Argus Management Report- Drive around done October by President John Calia and Manager Iris Zieler notices to be mailed to owners needing compliance

Architectural Review - No requests

Welcome Committee- Dottie Baldwin 7 Welcome Baskets were delivered and 4 remain to be delivered owners have not moved into Park Trace at this time.

Landscape Committee: No report

Dog Park Update- Steve Snyder

1. Engineering Contract completed and design work to be started
2. Project should go out to bid November 2020.
3. Section 1 of the park should be complete by March 2020.

Unfinished Business

1. HOA Tree behind 857 Oak Briar Lane:
 - a. Green Topps was called to assess the tree as the owner was concerned about damage from tree roots to his foundation and the continuing cost to maintain.

- b. Trimming would cost \$1600.00 removal will cost \$2600.00.
- c. A discussion on the best action concerning the tree followed.

Motion by John Calia to have the tree removed 2nd by Lisa Wheeler. Vote was 3 yes and 1 no
Motion Carried to remove.

New Business-

- 1. Committee Chair persons -
 - a. Lisa - Landscape
 - b. Mel – Architectural Review
 - c. Bob- liaison to sheriff
 - d. Violation compliance- John
- 2. Architectural Approval- Discussion on allowing ARC chair to approve Architectural Requests.
- 3. Discussion on changing Board meetings to quarterly rather than monthly. Change will be discussed at Annual Members Meeting.
- 4. Board meetings to be moved to Argus Offices to eliminate meeting place costs.

Owners Comments:

With no further business **Motion** to adjourn by Lisa Wheeler 2nd by Steve Snyder
Motion carried unanimously - meeting adjourned. 8:33 pm

Respectfully Submitted, Iris Zieler, LCAM