

PARK TRACE ESTATES

VIRTUAL BOARD OF DIRECTORS MEETING- AUGUST 20, 2020

Call to Order: Meeting called to order at 10:00 AM by Manager Iris Zieler
Quorum Present - Treasurer Norman Thetford, Secretary Lisa Wheeler, Director Jim Botti, Directors, John Valez and Denise Kaiser absent and Iris Zieler representing Argus Property Mgmt.

Proper Meeting Notice – Agenda posted properly on association note board 48 hours in advance of the meeting Invitation and agenda sent by e-mail to all owners.

Approval of minutes: Motion by Jim Botti to approve the minutes from November 19 and the Minutes of May 19 as presented, 2nd by Norman Thetford Carried

Manager Report:

1. Twenty-four (24) Violation Notices have been mailed -15 Have been completed there are still Nine (9) outstanding and or have not responded.
2. Four (4) fence companies have been contacted only received one proposal from H & Y Fence has been received others non responsive.
3. H & Y proposal:
 - 40 ft of 4ft chainlink fence & gate \$984.00
 - 40 ft of 6 ft chainlink fence & gate \$1184.00
 - 40ft of 4 ft black vinyl coated chainlink fence & gate \$1661.52
 - 40ft of 6ft black vinyl coated chainlink fence & gate \$1851.99
 - Quote to remove white 3 rail fence at front of property \$2612.50

Reports:

Treasurer/Financial Norman Thetford

1. Association is in good shape under budget by approximately \$7000.00 as of July.
2. Reserve
3. Cd's renewed interest rates very low, one CD for \$35,000 still earning 2%.

Landscape Committee:

1. Plantings at the split rail fence on Bay St. to go in next week.
2. Trees have been trimmed and several oaks have been removed.
3. Irrigation for plantings on Bay St to be addressed.

Unfinished Business

1. Community Garage sale has been postponed due to Covid-19.
2. Monuments are in need of repair and painting- Manager to request bids.
3. Violations and fence to close off property below Willow Bend to eliminate trespassers and Phase II Pond Maintenance are still in progress.

New Business-

1. Drainage between Park Trace Estates Pine Ranch- drainage swale is the responsibility of the owners to keep clean and open HOA responsibility.

2. Units 104 and 112 have debris in the easement needs to be moved or removed.
3. Annual meeting has been set for November 17, 2020 at 7:00 PM.
4. Notices will be sent to all owners via US Postal Service at 60 days, 30 days and 14 days.
5. Budget workshop dates to be set.

HOMEOWNER QUESTIONS:

1. Homeowner Anthony Murphy asked about violations at 234 Willow Bend Way - Flag (thin blue Line) feels that it is a document violation he disagrees that association has no authority to require it removed. Has asked for board to get legal opinion.
2. John Sutter commented that there are 5 or more sidewalks in need of repair. Sidewalks are County responsibility to maintain –Manager will contact ClickFix for repairs.
3. Owners need to keep debris out of storm drains on individual properties.

With no further business **Motion** to adjourn by Norman Thetford 2nd by Jim Botti
Motion carried unanimously - meeting adjourned. 11:20 am

Respectfully Submitted, Iris Zieler, LCAM