

Meeting Minutes from Master Assoc. HOA Board Meeting

Mtg Held June 8 at 4pm at Remax Conference room

Master Assoc Board Attendees:

Al Berzett	President
Dan Sheffer	Vice President
Cole Baas	Treasurer
Kelli Whitehall	Secretary
Bob Sedge	Member
Anthony Vaughn	Honours Golf
Chad Leonard	Honours Golf

Meeting was called to order at 4:05pm by Al Berzett, Master Assoc Board President.

Agenda:

1. Review ARC denial of Haven lot owner application for sidewalk - All
2. Review May 31 meeting notes and hand off to Kelli for write up – Kelli/Al
3. Generate June 22 meeting agenda - All
4. Meet with Haven lot owner, at their request, concerning application denial - All

The Haven lot owner cancelled the request to meet with the Master Association Board (MAB) the day before the meeting. Therefore, the MAB deviated from the meeting agenda to accommodate other topics that needed discussed.

1. Status from Honours Golf on membership enforcement – Chad/Anthony

Chad has been working on options to better enforce the Honours rules.

- a. Securing the clubhouse facilities – Use of the Racquet club, tennis courts, pickle ball courts, pools, weight room, locker rooms are for social members only. Any resident that is not paying social member dues is not allowed to use the facilities. Some residents who are not social members are using the facilities anyway. Honours Golf would like to better enforce the membership rules. Chad discussed the use of key fobs to enter the pool area and the Racquet club. Chad was somewhat concerned that it would be an inconvenience to social members to have to carry the key fob with them in order to use the social member facilities. Discussion was held regarding the use of fobs by Master Association Board members at other properties, and they worked fine. Chad took this issue under advisement and will pursue this option.
- b. It was the understanding of Sidwell security personnel to leave the front gate post to patrol the Honours facilities once per night – and it has been brought to the attention of the MAB that many residents do not like the front gate left unmanned during the night for the short time the guard is patrolling the Honours facilities. Honours is a member of

the community and they contribute to the cost of security, but they understand the concern of the unmanned gate. Bob Sedge suggested at the change over at the second shift, first shift guard conduct the Honours facility walk-through before leaving, while newly arrived second shift guard mans the gate. Anthony liked this idea.

ACTION: Landmark will get with Sidwell to implement this procedure. Any extra cost for the overlap will be paid by Honours Golf.

- c. The issue of residents using the golf course for their personal dog run park was discussed. It has been brought to the attention of the MAB that several residents are seen regularly running their dogs on the fairways in the late afternoon and evenings. The golf course is private property and no dogs are allowed on the course. Anthony has put out many memos stating this, but some residents are either not getting the Peninsula emails or are ignoring them. Anthony has asked that names of the residents running their dogs on the golf course be reported to them so they can address this with them.

2. Discussion on the Haven lot owner ARC non-compliance – All

The Haven property home building plans were submitted and approved by the Master Association ARC. This set of plans did not include a sidewalk running from the front door, cutting through the front yard, to the front sidewalk. All Haven home plans are approved for a sidewalk from the front door to the driveway. The lot owner made the decision to add the sidewalk without first submitting a request to the ARC for this change to the exterior of the lot. The lot owner subsequently submitted the request for approval, after the sidewalk was installed, and the ARC denied the request, upholding Master Declaration CCRs Article IV, Section 4.02 (a) requiring each lot owner to maintain it's lot and all structures, parking areas, and other improvements comprising the lot in a manner consistent with the Community-Wide Standard. The Haven community standard is a sidewalk from the front door to the driveway.

MAB is resolute in the following: enforcing the covenants as written with a motion made and approved unanimously by the board

ACTION: Landmark send a letter to the Haven HOA informing them of the Master Association Board decision and that the Haven lot owner must comply with the Master Association Declaration and covenants.

3. Condition of the water being pumped from the irrigation wells – Cole

There is a significant amount of iron in the water being pumped for irrigation. This is the natural condition of the water quality beneath the Peninsula. Cole has looked at several solutions:

- a. Installing filters on the well heads – cost is \$1000 per filter and these filters are cleanable, not all well heads need a filter

- b. Coating signs and sidewalks with retardants – this would prevent the red stains
- c. Obtain a permit to irrigate with fresh water – this would cost \$20K per well

MAB members agreed installing filters on the well heads is the best option to pursue. Cole will give an update going forward with this option.

4. ARC member changes – Dan

John Andrews decided the ARC was not for him and he resigned. His replacement is Jack Malone.

5. Neighborhood HOA items

HOA dues, covenant enforcement

Kelli was assigned the action to compose an email and send to each Neighborhood HOA president requesting their neighborhood HOA monthly dues for posting to the Peninsula Master Association website public page. Additionally, the email will include suggestions for Neighborhood HOAs to be the first line of enforcement for their neighborhood CCRs.

General ACTION:

Al Berzette to ask Chad Leonard to remove the documents in the Remax office that are owned by Honours, as the current MAB does not have space to store them.

Next meeting is June 22, MAB members agenda item requests:

Agenda:

1. Storm Sewer bid status – Dan Sheffer
2. Well water update – Cole Baas
3. Front Gate Security committee update – Bob Sedge
4. Craven law firm meeting update – Al Berzett/Dan/Kelli
5. Repainting community road signs – Kelli
6. House plan give away (as part of document clean out) – Dan Sheffer