

Meeting Minutes from Master Assoc. Board (MAB) Meeting

Mtg Held September 20 at 4pm at Remax Conference room

MAB Meeting Attendees:

Al Berzett	President
Dan Sheffer	Vice President
Cole Baas	Treasurer
Kelli Whitehall	Secretary
Brenda Ceruzzi	Boulevard HOA
Jason Willis	Retreat
Terry Markel	Links Condos
Joe Rynes	Resident requested meeting
Stephanie Rynes	Resident requested meeting

Meeting was called to order by Al Berzett at 4:05 pm.

1. Haven resident request for meeting regarding unapproved sidewalk

The residents presented their appeal to reverse the decision of the ARC, which denied approval of this sidewalk. The original approved drawings included a sidewalk running from the front door across the front of the house to the driveway. The contractor was asked to change the sidewalk to run from the front door to the street, which the contractor did. This change was not submitted to the ARC prior to installing. The change was submitted after the installation, and the ARC denied the approval. The residents feel the new sidewalk looks nice and does not impact the aesthetics of the neighborhood and would like the Master Board to consider over-turning the ARC decision and approve the sidewalk. The Master Board reminded the residents that no other house in the Haven has a sidewalk running from the front door to the street, and is again denied according to the "First Amended and Restated Master Declaration of Covenants, Conditions and Restrictions" dated February 8, 2001, Section 11.04 (j), any other matter which, in the reasonable judgement of the Architectural Committee, would render the structure, structures or uses inharmonious with the general plan of improvements of the Properties, of the Conceptual Master Plan, the Community-Wide Standard or the zoning restrictions contained therein, or with structures or uses located upon other Lots in the vicinity. The Master Board will provide their decision in a written response to the residents.

2. Discussion on community communication improvement ideas:

- a. Re-emphasize communication chain to be Master Board to Neighborhood HOA, Neighborhood HOA to residents.
- b. Holding working group meetings with neighborhood HOAs in attendance before holding special meetings

- c. Resume email of Agendas and Meeting minutes to Neighborhood HOAs for distribution, as a supplement to posting to the website
- d. Other ideas

Al Berzett stated he takes responsibility for the problems in communicating the topics of the Special Meeting. Al also stated that we all must recognize that when the Declarant (Honours as developer) handed the Master Association over to the residents on December 13 2021, things changed. The prior Declarant Master Board did not involve the Neighborhood HOAs in much, nor communicated much to them. The new Master Board is depending on the Neighborhood HOAs to assume a more active role in Covenant enforcement, in attending Master Board meetings as often as possible, and to communicate to their residents. He also stated that we are bound by the Master Association by-laws and covenants.

The Master Board is willing to resume the email communications to the HOA Presidents, to include Agendas and Meeting Minutes, in order to address the feeling of lack of information. The website will continue to house these same agendas and meeting minutes. Jason Willis emphasized that the Neighborhood HOAs are on a learning curve to be a more active participant with the Master Association Board and that this will come along over time. Terry Markel asked that the Master Board allow longer than the minimum 10-day notice for Special Meetings.

All Board members acknowledged the need to have a forum for questions for the Voting Members and longer notice time to be able to communicate with their residents.

The MAB agreed to implement ideas a, b, c.

- 3. Establish path forward on outcome of Special meeting (Security Gate, big budget items, elections)

The MAB agreed to revisit the Security Gate changes, but to first vote as the MAB on our recommended option. This single recommended option will be presented to the Voting Members. The MAB is seeking legal advice on the question of weighted voting for business/financial input and decisions, to ensure we are following the intent of the by-laws.

The MAB will hold a working group meeting with the Voting Members on Oct 3 at 3pm in the Remax conference room. This working group will cover Gate Security and Roadway assessment.

Al is going to appoint the Nomination Committee and lead this committee for the Master Board elections for 2023.

- 4. Review August Financials

No significant issues were identified with the August financial report. The income statement continues to carry the debt owed by the new Villas. The first invoice to the Villas developer was submitted for September, as stated in the declaration.

CMA Susan Anderson was notified by Honours Golf that they will no longer be providing maintenance services for the Cabana Pier, due to work force shortages. Cole Baas pointed out that the Cabana Pier maintenance is part of the landscape maintenance contract signed by the golf course superintendent for the year 2022. Susan will speak with the appropriate contact about this. In the meantime, we should prepare to find a new contractor for Cabana Pier maintenance for 2023. We will likely need to supply a golf cart type vehicle for this maintenance, and this will need to be included in the 2023 budget.

Cole gave an update on the effort to put filters on the irrigation wells to reduce the iron content and discoloration it causes. He had new information that the filters will not clear the color of the water. Color filters would be needed and this is a very expensive system with no guarantee that it will work. The water quality of the aquifer has always had high iron content, depending on the level of the water in the aquifer. The Master Association will not pursue this issue, due to this new information. Al Berzette suggested we still try to map all the wells and the system.

5. Establish next Budget meeting date

The next Budget meeting will be part of the next MAB monthly meeting

6. Next monthly meeting is October 12

