

The Refuge
Board Meeting Minutes
July 20, 2021

Called to order 7:06 PM

Adjourned 7:59 PM

Attendees:

Sam Mikitarian

Missy Cordero (via phone)

Bob McClellan

Romero Reid

Diane Busch

Discussion Items:

A. Previous Meeting Minutes

- a. Minutes from the June meeting were reviewed and approved.

B. Preservation lane fence and road status

- a. Charlie Bennett to replace 2 broken posts on the privacy fence
- b. He will also repair small pothole
- c. Work to begin this week or next

C. Landscape contract review

- a. After receiving input from neighbors, Bob McClellan and Sam Mikitarian met with Pleasant Places Landscaping to address shortcomings in their work
- b. Both parties have agreed on a remedy for this situation. Some examples are:
 - i. Repairs to pavilion sprinkler system within the next two weeks
 - ii. Trimming back branches at neighborhood entry and Preservation Lane
 - iii. Better attention to detail on mowing and edging
- c. Bob McClellan to continue monitoring progress and communicating with Daniel Masterson of Pleasant Places
- d. If current landscaping problems are corrected in a timely manner, additional property improvements by Pleasant Places will be considered. If not, then board will pursue a different landscape contractor.

D. Budget

- a. Spending is in line with projections

- b. Board will consider reallocation of some portion of the budget for property improvements should our landscaping company successfully correct problems identified in our meeting with them

E. Fall Cleanup Day look-ahead

- a. Target date is 16 Oct 2021
- b. Preliminary list of goals/actions
 - i. Railing on dock
 - ii. Backflow valve cover at neighborhood entrance
 - iii. Benches at pavilion
 - iv. Flowers/shrubs/etc

F. New construction on Lot 49

- a. On behalf of the HOA, Sam Mikitarian received a non-refundable \$750.00 fee from builder for review and approval of home and lot aesthetics. Diane Busch will deposit into the HOA general fund.
- b. Builder RJ Thoennes informed board he intends to start construction within 30 days
- c. Mr. Thoennes acknowledged he is required to provide the board with a refundable construction security deposit of \$5,000.00 prior to start of construction

G. Fireworks after action review

- a. Very positive feedback received from the neighborhood
- b. Amount and type of food provided was on target for the crowd and the event
- c. Crowd management at next year's fireworks event needs to be better. Spectators were too close to the launch pad.

H. Dock lock had stopped working

- a. Reported to Sam on 7/20
- b. While lock technician was inspecting lock on 7/21, it fell into the marsh.
- c. Technician has ordered a replacement, and will install it as soon as it arrives. Dock door will remain OPEN until replacement is complete.
- d. Neighborhood notified via facebook to supervise young children in the pavilion area so they don't wander down to the creek unsupervised.

I. Next board meeting set for 7:00pm on 17 Aug 2021 at 8649 Refuge Point Circle

J. Meeting adjourned