

MILESTONE HOMEOWNERS ASSOCIATION
Board of Directors Meeting
June 6, 2022 – 7:00pm
Meeting was held at Gibbs Elementary School

Board Members Present: Mike Johnson, President
Vic Dua, Vice President
Romain Tweedy, Treasurer
Rajesh Sreedharan, Secretary
Mahendra Pandey, Member at Large
Dennis St. Jean, Member at Large

Board Member Absent: Raman Veda, Member at Large

Management Present: Laura Etchison, Community Manager

Others Present: Dave Walker, Dipak Chowdhury, Shauneen Miranda, Joanne & Chris Zoladz and Gabriel Acevero, State Delegate, District 39

Owner Forum – Dave W asked about the pending CCOC hearing for the fence on Emerald. Laura stated that she had not heard anything on this recently but has sent a follow-up to both the CCOC and attorney.

Dipak C expressed concern over dog waste issues through-out the community noting that many pet owners are not picking up after their pets. He also asked that any potential areas being considered for future dog waste stations not be in close proximity of his home due to the smell. 6

An owner asked whether or not the Board expected an increase to the 2023 Operating Budget. Mike J spoke about the state of the economy noting that we are seeing increases in fuel, materials and services which will likely necessitate the need for an increase to assessments for next year.

Call to Order – Mike J called the meeting to order at 7:01 pm.

Approval of the April 4th & May 2nd Board of Directors Meeting Minutes – Mahendra P motioned to accept the Board Meeting minutes. Dennis S seconded the motion which carried unanimously.

Financial Report – Laura E reviewed the financials for the month of April which were included in the Board packet and are available to the Board through Vantaca. She stated the Association spent \$24,609.55 in expenses for the month and were budgeted to spend \$34,998.61 which resulted in a favorable variance of \$10,132 under budget for the month. The year to date expenses are \$156,754.73.

Vic D asked about the follow-up on the 24K deficit from 2021. Laura stated that there were many accrued expenses that were processed after the books were closed for the year. She will research the specifics and will send to the Board by email before the next meeting.

Management Report – Laura E informed the Board that Robyn Duley, Covenants Administrator retired at the end of May and that they have brought on a new inspector, Rosalyn Jackson. Laura E stated that she has been working directly with Rosalyn to bring her up to speed on the rules and regulations, current violations and enforcement due process. Rajesh S asked that Laura E ensure that the inspector is enforcing all covenants fairly and consistently as outlined in the covenants, conditions and restrictions (CC&Rs).

Vic D asked about the process for citing mowing and trash violations noting that letters should only be send to repeat offenders since the Association pays \$15 for each letter.

Laura E confirmed that they follow the same due process but will often use a two/ply sticker citing the trash violations in order to reduce costs and resolve violations in short turnaround. Laura E passed around an example of the stickers and the Board supported using the stickers for these instances.

Laura E informed the Board that she has received a number of complaints about some on-going issues at the pool involving several teenagers and two members of the RSV guard staff. They have been very disruptive, playing loud music, rude, using profanity and very argumentative with adults. Mike J requested that these staff members be replaced. Laura E confirmed that this was already underway and that she has saved copies of all correspondence. Hopefully things will improve in quick order.

Laura E advised the Board that the repairs were made to the entrance lighting at Stardrift Drive. Rajesh S asked if Laura E was able to get the power washing company back out to inspect the green sap on the vinyl fence. Laura stated that this was not on the fence when it was first cleaned but that she would follow-up with the contractor to see if he would be willing to come back out.

Mike J asked if Laura E received the final quote for work needed to the tennis courts? Laura E replied yes and that it was on the agenda for later this evening.

Mike J asked Laura E to move forward with scheduling a meeting with upper management at IKO to discuss the contract. *Action: Laura E to get a few date options for the Board.*

Action/Discussion Items

Tennis Court Proposals: Laura E presented the three proposals for the tennis court resurfacing. A discussion pursued. *Vic D made a motion to approve the Sports Systems proposal for \$15,960 with the Armour layer for an additional \$3,660 and two sets of Pickleball lines for \$1,650 for a total project costs of \$21,270. The motion was seconded by Romain T seconded; all were in favor.* Rajesh S asked when the work will commence on the courts. Laura E responded that she expected the work to begin by the end of June and be completed by mid-July but this would need to be confirmed with the contractor.

ARC Review Handbook: The Board collectively agreed that the mark-up done in May by the ARC Chair, Bill August was done well but that additional changes are needed. Vic D asked if the document was posted on the community website and Dennis S commented that it had been posted several weeks ago. Dennis S stated that the Solar Panel company he is working with provided him with language to add to the guidelines when we are ready to do further updates. Laura E suggested that the Board consider pulling the ARC Application from the guidelines so it can be updated and or changed in the future without having to update the entire handbook.

Committee Reports

ARC Committee: No report presented.

Social Committee: Mike D discussed issues he observed when at the pool noting many of them are the same issues that Laura E addressed earlier, profanity, yelling, etc. Laura E reiterated that these concerns will be addressed with the pool management company. Mike D stated that the Memorial Day Fun Run was a great success and that close to 50 people participated. Mike D announced that the committee had decided to cancel the summer kick-off party and will perhaps do additional events at the pool this summer such as movie night and ice cream socials.

Adjournment

There being no further business Rajesh S made a motion to adjourn the Board meeting at 8:28 pm, Vic D seconded the motion, all were in favor.

Respectfully submitted by Laura Etchison

Minutes approved by the Board of Directors at the August meeting.