

October 5, 2016

Board of ACB and Directors Meeting

Meeting began 7:00 PM.

- Attendance: Larry Kontny, Steve Berk, Steve Smith, and Graham Wells
- July minutes read with Steve Berk motion to approve and second by Steve Smith. Unanimously approved.

ACB Business

None

HOA Board:

Old business:

- There is \$37,737.21 in the checking account. There is \$301.80 in outstanding dues.
- The Phase 1 sprinkler system has been replaced and verified fully operational.
- The Phase 2 sprinkler controller has failed and has been replaced
- There are only two residents who have not paid their special assessment.
- Pre-lien letters have been sent to two members.

New business:

- The maintenance contract for inspecting and repairing the sprinkler systems has been negotiated. Groundtek Irrigation will perform bi-monthly inspections and adjustments for \$100.00 each time. If repairs will exceed \$200.00, they will contact the HOA for approval to repair.

Open discussion:

- The pending annexation of the Blackstill East property was discussed. The pros and cons of such annexation were discussed.

Meeting adjourned 8:45 PM. Motion to adjourn was made by Graham Wells and seconded by Steve Berk.