

General Board Meeting Minutes August 3, 2021

Board Members present: Lu Ann Foster, Marcia Brown, Cindy Palermo, Mikkie Sawyer, Lenetta Gee, Christine Parkman & Lynn Chialtas

Haven Management: Katie & John Davis

Office Management: Debbie Bartlett

President Called the Meeting to Order

Previous July Meeting Minutes Approved

President welcomed new park residents.

Treasurer's Report- Cindy Palermo

Checking Account: Beginning Balance \$10,987.30

Disbursements \$ 3,684.05

Ending Balance \$ 8,014.25

Savings Account: Beginning Balance \$ 8,027.08

Interest. \$.06

Ending Balance \$ 8,027.14

- Park Management Report: Debbie Bartlett
 - a) Refurbishing the Management Rental House
 - b) New landscaping surrounding the Gym
 - c) New Landscaping near Space #279 & 280
 - d) Ongoing Driveway Repairs
 - e) Maintenance is working on the Front Wall (Along San Marcos Blvd)
- One home closed escrow at \$199,000.00
- Three homes currently on the market
- F.Y.I.** **Fourteen income certifications are past due.
- Katie & John introduced themselves as Haven Management.

- a) John indicated they drove through the park today and noted an issue with street parking and reminded residents of the importance of clear passage for vehicles, especially emergency vehicles.

Old Business

- President updated the residents about the Fiscal 2021/2022 Wish List. Katie is handling the Bocce Ball Court project. There is a possibility of constructing two courts if the cost is within budget. The Board members have selected carpet and chairs for the Pavillion. We requested a larger carpet sample and intend to purchase one chair. Once the carpet is installed, we will order the new sound system. The Pickleball club now wants four courts. The budget was approved for \$12K for three courts. We will continue to discuss.
- There is a request for a new Ping Pong table. Felipe will look at the current table to see if it needs repair.
- The President announced the Board would like to alternate monthly meeting times, meeting one month at 6:30pm and the following month at 2:30pm. She announced the September meeting would be held Tuesday September 7th at 2:30pm.
- Fiscal 2021/2022 Budget Funds were disbursed to the Breakfast Club. A budget request from Mexican Train for paper products was discussed. It was decided to incorporate their request into the Kitchen Supplies budget instead of providing a separate budget.

New Business

- The Community Yard Sale date is October 23rd.
- Happy Hour gatherings will resume on August 27th. The Board is discussing providing entertainment for a future Happy Hour, but need to wait for a few months since we are disbursing funds to various clubs.
- The Board approved a request from Debbie McQuillan for new cushions for the Dog Park for \$250.

Open Discussion

1. There was a concern about residents who have widened driveways. John Davis clarified that the Park is responsible for the basic driveway size. If a resident extended the length or width of their driveway, they are responsible to maintaining that area.
2. A resident requested a new speed bump at the end of Viewpoint Drive. It was answered speed bumps slow response time for the Fire Department, and no new speed bumps will be installed.
3. Duplex Housing in Park is another concern by many. John Davis and the Board President both explained that there is no law or code against duplex housing and legal counsel for Millennium Housing advised against creating Rules and Regulation around this issue that can't be enforced. John advised residents that Management is making sure these homes are abiding by current building and safety codes.
4. Several Residents have concerns regarding knocking on their homes. Residents were advised to Dial 911 each time. The office is communicating with the Sheriff's Department, and trying to coordinate a visit by the Sheriff's Department to visit the park in September.
5. Pickleball representative asked if the current request of "three" courts can be implemented, now to "four". They were again advised the approved budget is \$12K for "three" courts. The Board, Management and the Pickleball Club lead continue to communicate about this issue.
6. Residents concerned regarding losing power for over 8 hours recently. Cables and transformers have two key points;
 1. Run to failure
 2. End of Life

They are only replaced when they fail at the "end of life" cycle. Life expectancy is typically 35 years. We will most likely see more issues due to the age of our park.

The last item on the agenda was the retirement of five current Board Members. The President explained that there were never enough candidates for Board

positions to have an elections. Some candidates who were interested last year withdrew their names. Thankfully, we ended up with just enough so we thank and retire Mikkie Sawyer, Cindy Palermo, Lenetta Gee, Lynn Chialtis and Christine Parkman. These Board members were thanked for volunteering for an additional year due to the COVID 19 Pandemic.

The President then welcomed new Board members: Chris Craig-Jones, Tricia Spears, Clarita Kemp, Katie Rodriguez and Diana Primeau.

Meeting Adjourned