Willow Trace Townhomes

Board of Directors Meeting Minutes May 10, 2022, 2022 Via Zoom at 6:00 PM

Board members present: Bob Comfort, Karen Slicker, Vanessa Holmes, Vicki Mobus and Chris Porter

CPMG: Debra Vickrey, AMS, PCAM – Association Manager

Quorum of Board of Directors established. Meeting called to order at 6:10 PM. by Vanessa Holmes. Minutes were taken and transcribed by Debra Vickrey.

Minutes:

 Motion to approve the March 8, 2022 minutes was made by Karen Slicker, seconded by Bob Comfort and passed unanimously.

Homeowner Forum: 1 attendee

No comments

Presidents Report: Vanessa Holmes

- Vanessa suggested the board consider xeriscape options, where appropriate, to begin to reduce water usage.
- She was concerned about the condition of some patios, which will be addressed in the new rules once adopted.

Association Manager's Report: Debra Vickrey

Update on monthly operations.

Discussion Items:

 The Board reviewed a draft revision of the rules and regulations. Some edits were proposed. Once CPMG completes edits rules they will be mailed to homeowners for review and comment.

Contract Proposals:

No action taken on gutter cleaning proposal the Board wants to revisit in the fall.

Financials/Legal:

 Motion to accept the March - April 2022 financials presented by CPMG, subject to audit, was made by Karen Slicker, seconded by Bob Comfort and passed unanimously.

Architectural Requests:

 <u>Motion</u> to approve the request from 4336 S Jebel Lane for window replacements was made by Karen Slicker, seconded by Bob Comfort and passed unanimously. • Motion to approve the request from 20468 E Radcliffe Ave for pavers/concrete to increase the patio size as presented. Sun shade was approved with the following conditions: (1) the anchors must be attached to a stud; (2) must silicone around anchors; (3) shade cannot exceed the footprint of the patio; (4) shade cannot be up all year round; (5) shade cannot be attached to the fence and (6) any damages to the structure or patio wall is at owner expense was made by Karen Slicker, seconded by Bob Comfort and passed unanimously.

Next Meeting: July 12, 2022

Adjournment: 8:10 PM

Minutes approved:

President

Actions between board meetings:

- The Board approved the architectural request from 20382 S Quincy Pl to add plants to the common area.
- The Board approved the Prep-Rite Coatings & Contracting wood replacement proposal in the amount of \$20,495.
- The Board approved the architectural request from 4416 S Jebel Ct for a firebowl.

Date

Vanessa O Holmes	07/13/2022