

# FRENCH CREEK

## Board of Directors Meeting

April 12, 2022

### MINUTES

#### CALL TO ORDER

The meeting was called to order at 6:32 p.m. at the Mission Viejo Library. Present for the Board of Directors were Linda Hirschfeld, Deb Carney, and Kathryn Bibbey. Present at the invitation of the Board was Dana Bloder, Community Association Manager with Advance HOA Management, Inc.

#### HOMEOWNER OPEN FORUM

There were 8 homeowners present at the meeting and questions about the HOA insurance policy renewal, reconstruction assessment payment methods, skylight replacement and snake mitigation were presented.

#### APPROVAL OF MINUTES

A motion was made by Deb Carney to approve the January 11, 2022, Board Meeting Minutes. Kathryn Bibbey seconded, and the motion passed with all in favor.

#### RATIFY BOARD ACTIONS BETWEEN MEETINGS

A motion was made by Linda Hirschfeld to ratify the December 2021, January 2022, and February 2022 financials, pending audit. Kathryn Bibbey seconded, and the motion passed with all in favor. Linda Hirschfeld made a motion to ratify the Reconstruction Assessment of \$12,700.00 per lot due June 1, 2022, Deb Carney seconded, and it passed with all in favor.

#### REVIEW MANAGEMENT REPORT / ACTION ITEMS

The Management Report was reviewed, and Action Items list covered.

#### NEW BUSINESS

##### Reconstruction Assessment/Roof Replacement

The flashing on the skylights will be covered by the reconstruction assessment. Replacement of glass will be the responsibility of the owner if they would like it done. Heritage will be doing it at cost and billing the owners directly. That price will be communicated to the HOA as soon as it's available.

##### Landscape Walk

The landscape walk will be scheduled the second or third week of May.

##### Community Engagement

A draft of a letter to send to the community was presented to the Board. It will be sent to owners via mail and email soliciting interest to volunteer for the Board and the ARC. Pending interest, the Board will vote to set up the Architectural Committee.

#### UNFINISHED BUSINESS

##### Water Conservation

Advance HOA will continue to work with the City of Aurora to monitor the water bills. The March ones were in line with the bills in March of 2021, although no leak has been detected. Following the landscape walk, an irrigation audit will be scheduled with the Water Conservation department at the City of Aurora to see if improvements can be made.

##### Community Beds

The Board asked for volunteers to plant and maintain the beds in the community. Two owners offered to help and will be invited to join the landscape walk.

**EXECUTIVE SESSION**

The Board stepped into executive session at 7:05 to discuss delinquencies and violations.

**ADJOURNMENT**

With no further business to conduct, the meeting was adjourned at 7:30 p.m.

**Next Meeting:** July 12<sup>th</sup> at 6:30pm