

FRENCH CREEK

Board of Directors Meeting

July 13, 2021

MINUTES

CALL TO ORDER

The meeting was called to order at 6:02 p.m. at the Common Area outside 4166 A. Present for the Board of Directors were Tereasa Harsh, Tim Wilkerson, Kathryn Bibbey, Linda Hirschfeld, and Deborah Carney. Present at the invitation of the Board were Dana Bloder, Community Association Managers with Advance HOA Management, Inc and Jonny Esther with Advance Common Area Construction.

GROUND RULES/INTRODUCTIONS

Introductions were made and homeowners were invited to comment but asked to be mindful of time and the Board's agenda.

ROOF INSPECTION FOLLOWING HAILSTORM

Jonny Esther with Advance CAC presented the findings of two roofers that inspected the property following the hailstorm on June 13th, 2021. Of the three roofers that came out, Heritage and Planet Roofing found merit in filing an insurance claim. That process was discussed, along with HO6 policies. Next steps were determined, with the first one being interviewing roofing companies so that one can be selected and present when an adjuster comes to inspect the property.

HOMEOWNER OPEN FORUM

There were 5 homeowners present at the meeting and the hail claim, landscape maintenance, illicit activity in the community and a Neighborhood Watch program were discussed.

APPROVAL OF MINUTES

Following a revision, a motion was made by Tereasa Harsh, seconded by Linda Hirschfeld, and passed to approve the April 21, 2021, Board Meeting Minutes.

RATIFY BOARD ACTIONS BETWEEN MEETINGS

A motion was made by Tereasa Harsh, seconded by Linda Hirschfeld and passed to ratify the WDR bid for roof repair.

ACCEPTANCE OF FINANCIALS

A motion was made by Tereasa Harsh to accept the May 2021 Financials, pending audit. The motion was seconded by Kathryn Bibbey and passed with all in favor.

REVIEW MANAGEMENT REPORT / ACTION ITEMS

The Management Report was reviewed, and Action Items list covered. The Design Request for window replacement at 4200 C was approved and the garage vent for 4138 A was put on hold pending the roof claim.

UNFINISHED BUSINESS

Light options by 4200 4220

Kathryn Bibbey purchased solar lights and would be installing them by the end of the week.

Parking Policy

The Parking Policy was finalized by the HOA attorney Kim Porter and Tereasa Harsh made a motion to approve. It was seconded by Linda Hirschfeld and the motion passed. It was to be submitted to the community via eblast on July 14th for a comment period of one week before incorporating into the community's governing documents.

4166 gutter repair

The project has been completed as the tree was trimmed back, a gutter shield installed and gutter and downspout flushed out.

NEW BUSINESS

Update on WDR project

An update was provided on the schedule with the siding completed and painting and gutter installation slated to start on July 14th.

Asphalt repair

Two proposals were presented to the Board but a decision postponed pending the receipt of a third bid.

Irrigation and drainage bids

Proposals from Supreme to correct irrigation and drainage issues in the community were reviewed. Tereasa Harsh made a motion to accept both, Tim Wilkerson seconded, and the motion passed.

Tree trimming

A proposal from Academy Arborist to address the trees in the community was reviewed. Linda Hirschfeld made a motion to accept, Kathryn Bibbey seconded, and the motion passed.

EXECUTIVE SESSION

Not held.

ADJOURNMENT

With no further business to conduct, the meeting was adjourned at 7:48 p.m.

Next Meeting: Annual Meeting, October 2021 – date and location TBD.