

**Armfield Homeowners Association
Board of Directors Meeting
Minutes of October 28, 2021, Board Meeting**

Present: Robert Shear, Reghu Gopinathan, Galileo Lopez, Greg Seiler and Susan Hanson
Management: Jennifer Carman

Administrative:

1. The meeting was called to order at 7:02 pm
2. The next meeting will be held on December 2, 2021, at 7pm.

Resident Input

1. One of the residents came in to discuss the notice of violation and a new resident attended the meeting

Report of Committees:

None

Management Agent Report:

Ms. Jennifer Carman replaced Dan Gordon as the management representative.

New Business:

1. Motion to approve minutes from September 2021 meeting – Approved
2. Approved the design from Bright View for the Pocket Gardens on Boket Drive (Work was approved earlier)
3. Approved 2022 Budget – Quarterly HOA dues will go up by \$10 to \$221
4. Board asked for another proposal to replace the Main Pool Pump. Tabled the proposal from Crystal Aquatics
5. Board requested a Demo for the online pool reservation system

Financial Matters:

1. Management presented financial reports for the period ending December 31, 2020. There was \$227,295.48 in the operating accounts, \$235,597.93 in the MM, and 16,185.59 in certificates of deposit. Reserve account balance is \$357,993.44. Account receivables are \$5,708.97

Minutes Approved: _____

Date: 12/2/21

✓ c) Pocket Park Landscaping Enhancement – Update is completed.

d) The Clary Sage Bridge was power washed and stained - Completed

Approved
e) Crystal Aquatics The approved proposal/signed has been forwarded 11/29/2021. Management has sent RFP to Aquasafe Pool Management for another proposal.

Crystal Aquatics
f) Management has reached out to MokoApp and the demo is schedule for 11/30/2021 at 10:00AM. ✓ *They didn't like it - They are going w/ Member*

g) Management has enclosed the Draft 2020 Audit from Goldklang for BOD review and approval. – **BOD Vote Needed, tabled from last meeting.** *- splash - a note*

h) Board needs to make a motion to Pass a Deferred Assessment Resolution.

✓ Page #41

Suggested wording for the deferred assessment resolution:

✓ "The Association elects to apply all or part of the excess assessment income to the following years' assessments and that such final amount shall be at the Board's discretion".

✓ i) Management has received one (1) additional bid for the asphalt trail. Page 42-50
Brother Paving \$12,972.00
Tibbs Paving \$6,225.00 *approved*
BOD Vote Needed.

✓ j) Please see enclosed virtual meeting resolution drafted by legal for approval **BOD Vote Needed.** Page 51-55 *approved*