

The Shores Homeowners Association Board of Directors Meeting Minutes November 24, 2020

Present: Board members: Doug O'Neil, Louis Schnierer, Tobie Page, Jody Zanecki and Rick Smith were present via teleconference. Representing Sentry Management: Patricia Liddell.

1. **Call to Order:** The meeting was called to order at 2:02 pm by Doug O'Neil
2. **Minutes:** Minutes from the October 27, 2020 meeting were reviewed. A motion to approve minutes was made by Schnierer, seconded by Smith and passed unanimously.
3. **Financials:**
 - Treasurer Smith reviewed the October 31, 2020 financial reports. A motion to accept financials as presented was made by Schnierer, seconded by Zanecki and passed unanimously.
 - O'Neil reported that he met with Don Newell re: reimbursement of monies for deferred maintenance needed in phase 2 of the neighborhood. Newell will send a check for \$21,000 to cover the costs of the maintenance needed and/or already completed.
 - The Board reviewed the process for invoice approval. Always send copies to Smith and O'Neil.
 - Account accruals are checked routinely and all are okay.
4. **Management Report:**
 - **CC&R Compliance:**
 - Liddell reviewed the inspection report
 - Guidelines for display of political signs, political flags and other general signs and flags need to be adopted. Liddell will send samples of resolutions for Board consideration.
 - There is a homeowner that appears to be operating a landscaping business out of the home against CC&Rs. Follow-up set for next spring.
5. **Old Business:**
 - **Northstar Contract for Reserve Study**– The required deposit for the project was sent. Liddell will contact Aaron Lombardo to verify and check on need for monthly payments.
6. **Committee Reports:**
 - **ACC:** (Tobie)
 - Great progress has been made on the former Harsin home.
 - Solar panel guidelines are already included in the design regulations.
 - **Clubhouse:** (Tobie)
 - Tobie reported that the handyman still needs to clean the gutter on one side of the building and reattach the gutter & clip.

- The microwave and electrical outlets have been fixed; cover still needed on upstairs outlet
- Peak Alarm is scheduled to address the key FOB issue.
- There was discussion about the request to relocate the TV, e.g., above fireplace, other other options
- There is a need to paint the clubhouse; it will be done in the same color.

- **Landscape:** (Jody)
 - Winter planting is completed; repairs will be done in 1st quarter 2021 as weather permits.
 - Holiday lighting is complete. Looking for opinions on how this year's display compares to last year. All lights were hung via ladder vs other professional installs that are much more expensive.
 - The tree that was cut at the headgate needs the stump removed.
 - A French drain is needed at the headgate area; most likely to be completed in spring 2021.
 - Some residents are harassing contractors on site for HOA services, particularly landscapers. Follow-up next spring.

- **Ponds:** (Lou)
 - All the ponds have been treated for winter.
 - The enzyme flush of the PI system has been completed.

- **General Maintenance:**
 - Sign posts: 1) sign at the entrance re: "no motorized vehicles" needs to be reset; 2) sign at Bellemonte & Sherason has no wording. Suspect it's an ACHD sign. Smith will contact ACHD for replacement. O'Neil will check subdivision plans to see if anything is indicated.
 - The broken post at the end of the bridge on Bellemonte has been fixed. (O'Neil)
 - There was discussion about homeowner(s) burning wetlands vegetation as a maintenance or improvement effort. According to the CC&Rs, the HOA may not have any authority to govern maintenance and/or improvements on wetlands or property adjacent to wetlands areas. Owners should contact the City of Eagle for clarification and direction.

There being no further business, the meeting was adjourned at 4:20pm.

Next Meeting: December 29, 2020 at 2:00 p.m. via Go to Meeting.

These minutes were prepared by Patricia Liddell of Sentry Management as the managing agent and approved and accepted by the Board of Directors of the Shores Homeowners Association on December 29, 2020.

Rick Smith

Rick Smith, Secretary

01/27/2021

Date