

**The Shores Homeowners Association
Board of Directors Meeting Minutes
December 29, 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 2:00 pm by Doug O'Neil
2. **Minutes:** Minutes from the November 24, 2020 meeting were reviewed. A motion to approve the minutes was made by Smith, seconded by Zanecki and passed unanimously.
3. **Financials:**
 - Treasurer Smith reviewed the November 30, 2020 financial reports and discussed any expense to revenue variances. He indicated that the variances should be less by year's-end. A motion to accept financials as presented was made by Page, seconded by O'Neil and passed unanimously.
 - The reserve funds have been pretty much depleted. The raise in the 2021 dues will allow replenishment of the reserves.
 - Sentry will send Smith the tutorial for Board Room access and confirmation of his account number.
 - Sentry to confirm that accrual reversals are always noted on the General Ledger each month. Sentry will send Rick a General Ledger for the full 2020 year.
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.
5. **Old Business:**
 - Sentry still needs to provide the Board with sample resolutions re: political signage
 - A letter or other communication remains needed with one homeowner who is harassing vendors
 - Sentry will send the Northstar contract to Doug for signature
6. **New Business:**
 - The Board discussed the input received from homeowner re: an annual meeting. Consensus is that an outdoor meeting will be held in the summer when weather will permit and the meeting can be conducted safely. Once the 2020 year-end financials are reconciled the Board will send to owners along with the 2021 budget. Once the annual meeting date is determined, traditional notice will be mailed as required by the CC&Rs.

7. Committee Reports:

- **ACC:** (Tobie)
 - One application still in process; old Harsin House, solar panels

- **Clubhouse:** (Tobie)
 - The rain gutter still needs to be cleaned and a permanent fix completed. Sentry to find alternative vendor.

- **Landscape:** (Jody)
 - Landscapers will be fixing valves, etc., in March at irrigation start up.
 - A homeowner's fence was damaged by the landscapers prior to season end. Landscapers are replacing the panel as needed.
 - Jody will be discussing with Matt about the need for mow crews to watch what they are doing to prevent the constant damage to electrical boxes, sign posts, etc.
 - The Board will take a look at the pond (on Sherington/Dexters) re: erosion at the rock near the waterfall.
 - The landscaping contract with Turf Surfer is for a 3-year period.
 - Christmas lights are due to come down around January 15 depending upon weather.

- **Ponds:** (Lou)
 - The pipe between pond 1 and 2 has been cleaned; all grates are cleaned and the ditch gate has been improved.

- **General Maintenance:**
 - The Board discussed possible solutions to "goose poop" issue. No resolution seems feasible.
 - The camera at the entrance doesn't seem to be working. The line of sight is obscured by trees. Need to followup.

There being no further business, the meeting was adjourned at 3:25pm.

Next Meeting: January 26, 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 January 26.2021.

Rick Smith

Rick Smith, Secretary

01/27/2021

Date