

Huntington Estates HOA - Minutes
July 9, 2019 @ 7:00 p.m.
3rd Quarter Board Meeting
Location: Fellowship Baptist Church
3705 N. Monroe Street
Tallahassee, FL 32303

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Members in attendance: John Kellerman, Pat Page, Jim & Joan Hoch, Barbara Hudson, Barry Kelly, Michael Maddox, Edson Manners, JuDee Dawkins, Bob & Dorothy Edwards, Jordan Kimball, John & Pyllis Pearce, Jennifer Britt, Barbara Cook, Fay Robinson, Lesta Mami, Mike Flury, Charles Newlin, Nick Calabro (21)

Board of Directors in attendance: Jon Holtom (pres.), Clay Whitaker (treas.), Candy Strand (sec.), Debbie Page, Wes Robinson, Terry Maier, Bill Lowman, Grant Kimball, & Sam Marshall (9)

The meeting was opened by current president Jon Holtom at approximately 7:01 p.m. Jon welcomed members and expressed appreciation on behalf of the board for their attendance. First order of business was to review and approve the April 9, 2019 (2nd Qtr.) Minutes. Grant motioned, Terry seconded. All 9 approved.

Committee Updates:

Jon called on Candy from the Public Relations Committee to report first, since we have quite a few new neighbors and some were in attendance (good reminder we could benefit from name tags, too). Candy introduced John Kellerman & Barry Kelly to those present. She then mentioned the names of some other fairly new neighbors (not present): Jonathan & Casey Wiley, Thomas & Tina Bauldree, Marianne Lister, and Greg & Rebecca Moore. Candy explained that PR could certainly benefit from some additional volunteers, as well as Recreation, with both committees working closely together. In doing so, we'd have more ability to instill goodwill and a happy, friendly environment that one or two people alone, can not do. There has to be FUN if we are to FUNction, too.

Debbie was called to give her Recreation Committee report, of which she agreed with comments made by Jon in regards to occasions and events that made Huntington Estates a fun place to live and was once recognized as the prime subdivision for seeing spectacular holiday lights and decorations. Many agreed they missed those holiday lights and the attention the neighborhood garnished! Some agreed the neighborhood potlucks and holiday potluck held at the same venue just before the Annual Members Meeting in November, were always enjoyed by all who attended! Debbie asked for the members to become involved and solicit their ideas to her &/or the Board, in hopes we can encourage our neighbors to get to know each other, share some fun and interesting times together, while at the same time build a community bond. We have people of all ages living in the neighborhood, so we want to find ways to involve neighbors of all ages. It was brought to our attention that we need to find a new venue for our meetings effective 2020, since the building we'd utilized in the past at Fellowship Baptist Church is being removed from the premises. We are in need of a venue that will accommodate comfortably 50 (+) people, *especially during the members meeting*, and preferably, be easily accessible to a member of the board and/or a committee member. The Board will select dates for future meetings in January and confirm-hold those dates in advance, with the possibility of the Annual Members Meeting being announced or confirmed in July of that year. We're especially grateful to Barbara Hudson and her church, Fellowship Baptist, for providing us such nice amenities (ice, kitchen, cold water, air-conditioning, tables, chairs and optimum space, clean bathrooms, and close proximity) for a donation of \$15.00 per meeting. Maybe someone else knows of an equally impressive venue comparable to that?

Jon entered into the Maintenance Committee report explaining how we had a large hornets nest (yellow jackets) in the Danesborough Place median, possibly a cause for danger to humans and pets, as well as a liability to the association and individual homeowners whose property lines meet there in the road. Jon expressed regret in how he originally tried to handle the situation and how other people got involved and it escalated into something none of us wanted, not the Board, and not the homeowners. He wanted members to know what his opinion was and why, and also shared an explanation the insurance company gave him

regarding the median with the underground nest. That gave everyone better perspective and also taught us how the board should be better informed as a whole (9), rather than just a few. The Association reimbursed Dave Davis \$200 for the cost he incurred to have the yellow jackets removed by Florida Pest Control, and we thank him for making sure these hornets no longer posed a danger! Candy mentioned she drove by the median that day and while the hornets seemed eradicated, there were at least two small piles of wood in the median. Candy wondered how we could expect the association to be responsible for [maintaining] that median if the homeowners were treating it like it is their property? JuDee Dawkins then told us that she was finding lots of fallen tree limbs and branches as she went on her daily walks around there and that it was she who had created those wood piles by removing the debris from the street! After many chuckles from that, Jon stated we would have to review the matter of the medians and misc. at a later date and discuss further another time. Waste Pro will not pick that up, but hopefully those neighbors will move the piles to their yard where it should get picked up. Joan Hoch pointed out the medians are overgrown with Asian Jasmine (and that she's pulled some weeds along the way, as well), which we'll ask Esposito's to pay attention to since it's part of our maintenance agreement with them. Weeds growing through cracks in the road has been bothersome to some neighbors. Jon encouraged the members to consider managing some of those smaller problems themselves, rather than expecting association funds, particularly due to the shortage of funds for resurfacing, to pay for these rather minor complaints that could be easily remedied with a weed eater and/or herbicide. Jon went on to say that neighbors could come together and pitch in, each do a little something, especially nearest their own property, to **help** keep the neighborhood neat, attractive and healthy overall.

Clay Whitaker found this the perfect opportunity to enter with his Treasurer's Report. We made available some printed copies for the members to follow along with his Budget vs Actual report and Profit & Loss comparison, and this has been posted on the HEHA website <http://huntingtonestateshoa.org>. Clay itemized and explained line-by-line expenses, defining purposes of some of our expenses and how monies are allocated. Clay was pleased to point out that the current board continuously strives to cut the budget wherever we reasonably can justify, and have remained thousands of dollars under budget overall. Those savings will ultimately go into the road fund where it is desperately needed for future road resurfacing/repairs, and help offset what will be an increase in annual assessments and/or a one-time large assessment for acquiring the shortage for the purpose of maintaining our private roads. Jon wanted to remind members that in revitalizing our C&R's according to MRTA, we had significant expenses that we'd be repeating again in mailing out the recorded version of our revitalized C&R's and governing documents. Jennifer Britt suggested Treasurer deposit annual dues received every few months into the road fund, even if it isn't earning a high return in the Raymond James account, and everyone agreed this was wise. Clay then discussed some CD offerings with a 2% yield and as much as 2.15%, that range from 3 month maturity to a few years. We have a fiduciary duty to the members and must invest conservatively, so while that doesn't seem like much interest earned, it's still better than what we have earned while remaining conservative. Clay invited members to check out the website again, where they'd get to review his Treasurer's Report and more (all transparent and available to the members), as well as allow them the opportunity to contact their board with inquiries, comments or suggestions.

Next came the Nominations Committee report by Sam Marshall. We need one more member who previously served on the board to join volunteers Marisol Roberts and Barbara Hudson, and then three members who've never served on the board (for a total of 4 more people to fill the committee). Directors whose terms are ending 2019 are: Jon Holtom, Debbie Page, Bill Lowman, Terry Maier, & Wes Robinson. Also, Grant Kimball had served to fill the vacancy left by Travis Johnson, who had 15 months left of his term. According to our C&R's, that vacancy must be filled during the next election, which leaves us with an unusual number of six (6) candidates needed to round out all the vacancies on the board. President Jon Holtom is really counting on our members to get involved, find interest in volunteering to serve on the board and be rewarded with the knowledge that your time and effort have paid off in moving this neighborhood in the right direction, headed to be the best it can be at a time we really need it to be. Sam has her work cut out for her, but we hope members are willing to help her out by stepping up and are willing to be a candidate!

The Audit Committee needs 2 more members besides Clay (ex-officio) and Nick Calabro, chair. Jon prefaced the need for looking into cutting as much as we reasonably can from the budget and dedicating as much as we can for the road fund. He explained how we need to address raising dues now because a vote of 2/3 of the membership is required to do so and must be recorded as an addendum to the C&R's. It's important that Nick can help find ways to accomplish this goal through the audit process, which Nick seems very keen on doing

with help from Clay and other committee members. There's at least \$130-150,000 shortage in the road fund for consideration in raising annual dues and/or a special assessment specifically for the purpose of funding our private roads when they will need to be resurfaced in as little as 3 years and at most, 5 years. Leslie Mami inquired as to how many members were in arrears, how many years each member was in arrears, and did we have any idea how much those arrears added up to as a loss for the association? Jon thought the amount was about \$20,000 when legal fees, liens and late fees were added, which Candy agreed with. Candy said there were 12 lots currently in arrears, and 5 of those are "critical": 2 that are 10+ years in arrears, 2 that are 5+ years in arrears and one that is consistently 2 years in arrears. A member wondered if we could announce or post the names of those in arrears, which we can not legally do. Jon suggested neighbors talk to each other, remind each other the roads belong to us and we need every member to equally pay their fair share if we are to maintain the roads and all other necessities and amenities within the neighborhood. Perhaps it will encourage those neighbors to get caught up and pay their past dues, especially since we are willing to work with members via installments or other arrangement(s). Mike Flury inquired about placing liens on the properties that were in arrears. Jon stated we would seek to do that, preferably without the added expense of an attorney if we are able as a board officer to do that. He explained facts about the Marketable Records Title Act (MRTA) that hindered the Association from taking that action for many years now. Obviously, we needed to revitalize our C&R's accordingly for *that* reason and much more. **First**, we need to record the revitalized C&R's and other governing documents with the Clerk of Courts, which Jon & Candy intend to do by the end of the week. Then, we have a laborious process ahead of us, again, in which we need to print these revitalized C&R's and additional documents and mail them to every member of this association. A variety of emotions were expressed by the members, everything from disappointment to outrage. Candy understands the members feeling the way they do and stated she would research all options [legally] available to collect all of the dues that are in arrears from the members who are more than 2 years in arrears. Jim Hoch suggested some of these folks may have had hardships and we should consider this when seeking to collect on these long overdue assessments. Candy agreed that the board is aware of this and has always exercised kindness and understanding when seeking to resolve collecting these past dues from every one of these homeowners. She said that at some point when there is no effort on the homeowners part to reconcile their financial debt year after year, an obligation they agreed to pay when they signed the deed on their property, (thereby promised *every* homeowner within this association), they have left us no choice but to do whatever it is we **need** to do to collect on their delinquency. Candy wondered how long those of us who've paid our dues timely and faithfully year after year, should carry the burden of those who don't? The future of this neighborhood is dependant on EVERY homeowner paying their annual assessment equally each year! We could not stay in business under these circumstances, and we surely won't retain value or desirability for the neighborhood if we have some members that pay the bulk of association assessments while others pay none. Foreclosing on a homeowner is not the route any board member *desires* for resolving such situations, *except* when all other avenues have been exhausted. It's the last thing we want to do! (No, we can't prevent them from driving in and out of the subdivision even if they aren't paying their share for our private roads, either.) And Candy believes the board has a responsibility to its members to collect assessments equally, making ownership in this subdivision equitable to all. Huntington Estates consists of 89 homeowners who own 91 lots total, so all 89 homeowners must pay their annual assessment(s) to be considered equitable... not 79, and not 86.

The Board enjoyed the number of members who attended this meeting and felt it was important to answer questions, address concerns, and listen to what the members had to say. In doing so, matters on the agenda often got out of order, but most importantly, they were addressed and discussed. Some in part, some in full.

OLD BUSINESS:

Marketable Records Title Act update:

Jon wanted to thank all the members on behalf of the Board for their vote to revitalize our Covenants & Restrictions. We couldn't have done this without their approval and support. Since MRTA had been discussed earlier, Jon asked if there were anymore comments or questions from anyone? Barbara Hudson praised the Board and the Revitalization Organization Committee for their time and hard work in preparing all of the MRTA documents, followed by other members. The Board appreciates hearing that and looks forward to completing the next step.

Old Business continued

Association Web Page development update:

Clay explained how he's been working on developing a website dedicated to the Huntington Estates Homeowner's Association. While it is still a work in progress, he shared information on what he's added to it at this point in time (i.e. Board Members contact info, Board Meeting dates, agendas & info, About page "in need of some history", an ACC email request form, post approved Minutes, post Budget vs Actual and Profit & Loss comparison, post our Revitalized C&R's and other documents when they're recorded together, as soon as they are available on the Clerk of Courts website. Clay reassured members of their right to transparency and this was his way of communicating that. Candy said she thought the website could be a tool for committee reports, too. Sadly, we had neighbors who experienced a sudden death in their family recently. Some neighbors meant well and suggested that as secretary and/or PR chair, that Candy should email the entire membership. The consensus of most directors was that it wasn't our place to do that without a family member or an authorized representative contacting me/us and giving their approval to notify any or all members of the Association. And in fact, Candy was told by a mother in grief, that she was glad this hadn't been emailed to all the neighbors, as she wanted to grieve privately or with her friends and family members that knew them. Candy understood. For that reason, Candy suggested that members who have good, bad or sad news, they wish to share with the membership, let a member on the board know they give permission to post it through the appropriate committee on the website. The members are invited to add ideas for the website, think about adding photos of the neighborhood &/or homes, and think of ways to encourage member involvement via surveys and more. <http://huntingtonestateshoa.org>

Discussion on annual dues increase:

A reminder from Jon that the reality is we are going to have to raise dues to make up the shortage of road funds needed for repaving our private roads. Expect this to be on the agenda for a vote at the Annual (General) Members Meeting. Depending on the review and recommendations of the audit committee, Jon foresees an increase needed of a minimum of \$130 per lot and as much as \$200 per lot to achieve that goal. He also foresees that we will be better prepared for future road fund investments/expenses and be able to cut back on the budget, actually allowing for a possibility of reducing annual assessments in the very near future. Leslie wondered about the tree roots that seem to repeatedly push up and deform the asphalt on Danesborough Drive, if this was something we could control from happening between now and when the new road paving is done? Jon's opinion was that these asphalt hills were close enough to the side of the road they were easy to avoid if one chose to not drive over them, and small enough not to cause harm if they were. He gave examples of possible solutions or fixes, however, he strongly urged that we should avoid spending money on this right now when the entire road will be repaved in just a few short years. If the situation becomes worse before resurfacing, we will certainly have to address it further then.

NEW BUSINESS:

Discuss Guidelines for approvable detached structures and adopt resolution for same:

Jon knew this was probably one of the main topics that brought members to the meeting this evening. While Jon and the Board are aware there are members who are in favor of detached structures, just as there are those who don't, we have tried to consider both without offending either. A short survey was sent out last year. About 30% of the members responded. Detached structures were desired by many in the survey, especially with the idea of guidelines that all members would be required to refer to when making an ACC request/submission. The Board received an opinion from the law firm representing our Association that our C&R's do allow for detached structures and urged the board to develop and adopt written guidelines, as soon as possible, to help prevent people from just "putting up whatever, wherever", on their property. As Jon was outlining incorporating Leon County Building Code in combination with setback lines and such in our C&R's when developing guidelines, while also wanting to hear input from members, Wes Robinson spoke up. He mentioned that in 46 years no board had ever approved sheds or written guidelines for them, while in fact, 30 some years ago many property owners were forced to remove their sheds from their property. Wes wondered what authority Jon, ACC or the current board, had in developing guidelines for approveable sheds or detached structures without a vote of the members approving detached structures first. Jon replied that a vote was not required, referring to the law firms response, (which all directors received well in advance of the meeting and

advised was confidential attorney-client privileged), however, this wasn't stopping the board from hearing members opinions, ideas and applying them when considering the written guidelines. Much discussion ensued. Edson Manners, who has experience serving on condominium boards, shared some opinions and interesting insight that support the decision to develop written guidelines as soon as possible. He knew we were truly interested in feedback and any suggestions members might have to take into consideration developing guidelines. John Kellerman also weighed in and shared interesting interpretation of a detached structure, describing and differentiating one that is built on-site vs off-site (aka "portable"). While John didn't believe a structure built off-site and transported to the property site required a building permit, Candy wanted him to know that's not necessarily the case with all "portables". She purchased a building from a local manufacturer just up the road in 2010 for the purpose of having a garden shed. A building permit was required despite the fact it was being built off-site, didn't require concrete foundation since it had a solid wood floor on skids, and the building department was aware we lived in a covenant restricted subdivision. The building specifications clearly met county code and properly anchored is built to withstand a minimum of 140 mph winds. The location of this garden shed and the intent of placing it on our property was never meant to be temporary, as to move or remove it would be costly and extremely troublesome, but it *could!* Edson explained to Wes that the board has an obligation to enforce the covenants and restrictions, and since our C&R's allow detached structures, it is our responsibility to develop written guidelines, as the law firm urged us to do. Candy wanted to give members an opportunity to hear two different examples of opinions provided by an email from Dave Davis and a phone call from Betty Anderson, with the understanding that the Board was listening to all, no matter how different they might be. Afterwards, Bob & Dorothy Edwards spoke their opinion, then JuDee Dawkins spoke for her and Jack. Hearing much of the same opinions that the board expected and supported, which also aligned with Leon County Code, Florida Statute and our own C&R's, members began to open up! Clearly, no metal sheds are desired and will not be approved. Building permits most likely will be required for any detached structure request, since the building permit insures the quality, life and permanence of the structure when placed or built on the property. Materials used and exterior should blend in architecturally or blend in with the main residence, if not utilizing identical materials as house (i.e. brick, flag stone, hardy board, etc.). Placement of the structure should be behind the house, when possible, or behind a fence or disguised behind landscape, as best as possible. Barbara Cook was concerned that the guidelines we are suggesting developing now and recording to accompany our C&R's, can just as easily be overturned by future board. Jennifer Britt suggested that we should amend the C&R's to remove the ambiguous language and clarify detached structures are allowed with architectural approval when meeting the requirements of the written guidelines, also recorded with amended C&R's. Jon explained why he didn't believe that was necessary since the C&R's already allow for detached structures according to our legal counsel and we support that with writing guidelines that will be recorded and added as an addendum to the revitalized C&R's. The current board is doing everything it can to maintain what records we have from past years (some years missing altogether when records turned over to new Board in 2018) and keeping current, as well as future records, that will be turned over to each subsequent Board for reference. Doing so better helps the Board in reviewing past precedence in relation to current and future decisions or recommendations. Several members were ready to leave at the same time shortly after 9:00 p.m. and wanted to know what did the Board intend to do regarding developing guidelines for detached structures once they were out of the room? Jon reiterated that we are continuing to listen to members ideas and desires, seeking the same through our website, and will ultimately write up a resolution through the ACC, which then must be approved by the majority of the board members. While it's doubtful we will satisfy every member with the guidelines, we are doing our best to meet their needs, but we are not **required** to take a vote of the membership for purposes of approving guidelines. Terry often reminded the members that we need their input and suggestions, while Clay commented that any input or suggestions given by members on the website could be seen by all members. This allowed transparency for members to see other members input, ultimately having the ability to see we considered those comments and utilized them in developing adoptable guidelines. To that, Edson suggested we send an email to all members letting them know we are setting a deadline for accepting their suggestions/input regarding guidelines, because not all members will know to look at the website and weigh in. Extending this olive branch will help members know we are thinking of them and care. Many agreed this was a very good idea. The sooner we can draft reasonable guidelines and present them to the membership for review, with or without a vote from them, the sooner we can adopt resolution and record guidelines for approvable detached structures, the less likely any member will try to put up whatever they want. Pat Page wanted to confirm that if any member was approved by the ACC under those recorded guidelines and a future board amended or removed those guidelines, the detached structure would be grandfathered in. Jon confirmed the previously approved structure would be

allowed to stay put on the members property. Barry, Bob & Dorothy, all suggested researching how other HOA's have written guidelines, which directors agree with.

Arrange for completion of mailing MRTA Revitalization approval:

Jon discussed the need for he and Candy to make clear copies of the MRTA submission approved by the Department of Economic Opportunity as soon as possible, then take to the County Clerk of Court for official recording and stamp. Once that was completed, then we'd need directors and/or ROC members to assist in printing and stuffing in manila envelopes for mailing to all the members. Thankfully, several members in attendance at the meeting offered to help us cut costs of mailing by personally delivering to the homeowner(s), eliminating cost of postage and manila envelopes (in large part, anyway). Excited, members agreed they looked forward to helping the Association and meeting their neighbors!

Landscaping for entrances:

Joan Hoch immediately volunteered to help with cleaning up and planting at either or both entrances. Candy immediately took her up on this offer! Jon didn't believe we had availability of funds to make improvements at the entrances at this time, however, Clay was able to move a small surplus aside for some plants and/or pine straw. Candy thinks that Joan and her can use some divisions and cuttings from their own yards, as well as invite neighbors to contribute some plants if they are able to. The association will have to cover cost of mulch. If there's no means for watering plantings, it's unlikely anything will survive in the dreadful heat, unless regular rain is predicted almost daily this time of year. In the past, Calabro's allowed us to hook up to their water as long as we didn't overuse their generosity! We can't assume that will begin again or continue year after year. With that in mind, choice of plants should be water conservative perennials, as much as possible.

Discuss/establish fee for Estoppel requests:

What is an estoppel certificate or letter? It is a legal document that can be relied upon to learn what money the previous owner might owe the HOA, and is customarily used in real estate transactions to ensure that the HOA fees incurred by an owner have been paid in full.

What is an estoppel for HOA? Prior to closing on a property, a bank or lender is required to receive an estoppel letter from a Homeowners' Association or management company to determine if there are delinquent balances owed to the association. This includes legal fees, recurring payments, violations, and special assessments.

Who pays estoppel fee in Florida? The Florida statutes 720.30851 allow the HOA or condo association to charge a fee. Typically, the fee ranges from \$100 - \$250. Who pays this fee depends on the terms in the real estate contract.

Candy strongly urged the Board to look into this matter and encouraged them to consider charging an estoppel fee for preparing this letter. This takes time to complete, and every legal opportunity available to collect funds that replenish shortages and/or benefit the association should absolutely be utilized! The Board should consider an account that is based on deposits from estoppel fees that are used for the benefit of Recreation and Public Relations activities for the welfare and pleasure of the members. Examples of which consist of welcoming neighbors with a small gift and a copy of our revitalized C&R's, etc. Potlucks and holiday events, an occasional door prize (particularly at the annual meeting!), and other fun activities that encourage our members to come together and enjoy living in this community. Edson Manners asked, "Is there anyone that thinks we don't need this money?" Candy made a motion to establish by a written resolution adopted by the board, seconded by Sam Marshall, to charge a \$250.00 estoppel fee. Jon says we'll have to mail notice of special meeting with this as an agenda item, as the results of authorizations for electronic communication was minimal (36 out of 89 homeowners returned their authorization form). More discussion ensued. Bill Lowman and Grant Kimball had to leave, but all 7 directors still present approved adopting a written resolution for collecting estoppel fees.

Possible road repairs needed:

Jim Hoch mentioned some holes in the road but doesn't seem to be a serious problem. Joan mentioned a neighbor who has ground cover (Asian Jasmine) which is encroaching on the actual driving surface (road) near a storm drain on Westmorland Drive from Connors front lot. Candy remembered this had come up before and was forgotten. The jasmine has grown about 3' into the street for approximately 10' or more distance along the property edge abutting street. Maintenance will reach out to Neila Connors and ask her to cut the jasmine and edge her property line for clearance along the street and allow the storm drain to be visible and do its job draining.

Tennis court repairs:

Jon prefaced that although the tennis courts are rarely used but by one or two homeowners, there is no denying the court needs pressure washing or a thorough cleaning and has cracks that need filling. He gave a summary of the experience we had last year trying to get the company that resurfaced the court in 2017 to fill the cracks. The company won't guarantee cracks from opening again or getting longer, wider. Terry and Candy discussed the ability to make the court multi-purpose, which we were told the court was capable of w/o detracting from the use for tennis players. Although it was not in the current budget, we asked if he could give us some estimates on adding lines for a basketball hoop at one end, pickle ball lines and adding a small backboard at the other end or side for practicing tennis solo. We figured the members should know there are options for using the tennis court that appeal to the desires and enjoyment of more members, but they would want to know what this would cost and whether or not it's something the association should consider budgeting for. Several months passed with no estimate and several phone messages left by Candy were never returned. So... Leslie Mami suggested the lot could be sold. Betty Anderson had called Candy earlier the same day and expressed the same exact idea. The proceeds from the sale of the property could go directly into the road fund, there'd be one more lot contributing to annual assessments and one less major expense for lawn maintenance on those grounds that only a handful of people use or set foot on. These suggestions weren't meant to be sarcastic or malicious, but an honest opinion of a way to help resolve our road fund needs. Edson stated that we could expect homeowners to reject this idea because the tennis court is the **only** amenity we have. Jon absolutely agreed with him! Comments about the cost of maintenance in relation to usage, the gate constantly getting broken or the lock busted, other people who don't live here using the court. Candy suggested the fence maybe be removed and shuffle board courts put on the slab instead, consider adding other things like shade, tables and such for the members to enjoy. Almost every suggestion seemed to have a reasonable objection as a counter solution. Jon suggested we reach out to the members to see if any of them would be willing to give their time to help clean up the court, maybe a safe type soft wash. We'd also need to turn on the water at the community area through the City utilities, unless a neighbor nearby is willing to let us hook up to their water. The decision was made to see if we could solicit member volunteers to join in cleaning up the tennis court.

Terry advised the Board that Whetstone had sold and closed on their property Monday, July 8th. None of us knew this and no estoppel request was made by any title or mortgage company. What a surprise! Candy promised to contact Amber and get the details the next day.

Jon reminded everyone the next meeting is scheduled for October 8th, same location, same time. He gave everyone their last opportunity to ask questions, express concerns or make comments.

Meeting adjourned at approximately 10:00 p.m.

