

#742 Remove dead tree in front yard 454 Goodnight Trl Approved 7/6 on condition tree is replaced with
#745 Replace wood fence 420 Goodnight Trl another tree or additional landscaping.
Approved 7/10

- ✓ Landscape
 - Update on solar light on new sign.
 - More info next meeting
 - Update on new common areas & watering.
 - Leaks on Boss Range and more watering expenses needed for July
 - Updated mulch
 - Mower ran into rock by ponds and will be more mowing around ponds.
 - Board agreed to reimburse mower for expenses incurred by rocks.
 - Increase mowing budget to \$600/monthly - Approved
- ✓ Website
 - Website – Comments & Suggestions
 - Mary asked for suggestions for Facebook posts and Kenneth shared information from Lennar for Grand Opening celebration to kick off new phase builds/sales.
- Pool
 - ✓ Repairs/Maintenance
 - Replace/repair expansion boards at pool – Jerry.
 - Update on filters.
 - Replaced 3 filters and pool is back to normal. Filters may need to be replaced on a schedule of 1 per year.
 - Plants need to be trimmed back a bit.
- Old Business
 - ✓ Discuss bids for perimeter fence paint job.
 - Work on getting more bids
 - ✓ Update on any communication with Lennar Homes.
 - Grand opening celebration soon
 - ✓ Fence repairs on Goodnight/John Wiley.
 - ✓ Title company for Lennar is unknown.
- New Business
 - ✓ Work on violations for dead landscaping with homeowners
 - ✓ Kenneth presented new spreadsheets, transfer of unused funds to other accounts
- Adjourn General Meeting and move into Executive Session
 - 7:23pm

NEXT BOARD MEETING AUG 14, 2024 6:30PM

Executive Session

- ✓ Covenant Violations & Enforcement
 - Discuss and vote on covenant violations and remedies including fines and/or suspension of common area privileges.
 - Discuss at August meeting.
 - Discuss results of drive-through, issues reported, & resulting letters of notice if any.
 - Painted brick May 21, 2023 – Progress
 - Chickens
 - Basketball hoop
 - Junked vehicle
 - Yard maintenance

- ✓ Past Due Accounts
 - Discuss and vote on legal remedies regarding past due accounts up to and including fines, interest, and foreclosure of property.
 - Legal will be sent homeowners of past due accounts within the next week.

 - Adjourn at 7:52

NEXT BOARD MEETING AUG 14, 2024 6:30PM