



**Thirteen Hundred POA Board Meeting
October 14, 2020**

This meeting was held using Zoom Video Meeting Technology

Board Members Present: John Batts, Pam Britt, Jackie Millstone, Steve Baker, Chris Foley, Jim Roach and Julie Longen

ARC Members Present: Larry Snyder and Gary Secunda

Guests: Robert Gleadall (Mountain Place Home Mgmt.) and Tammy Haight

Meeting called to order at 6:05 pm

Minutes from September 9th meeting were unanimously approved.

Community Stabilization Update (Tammy)

- Lakewood's Notice of Termination will be effective November 1, 2020.

Governance (Pam):

- A Covenant Compliance Letter was unanimously approved to be emailed to all property owners as a reminder of key covenant obligations.

Security (Jim)

- The front gate code will be changed effective January 1, 2021.
- Two of the four front gate cameras are not functional and Jim is researching their repair.

Architectural Review Committee (Larry)

- There are 15 homes under various stages of construction at this time.
- The construction of the home progress that is halted at the foundation on Ridge Pointe Way is currently being litigated.
- Two homes have been under construction beyond the 12-month covenant limit but both are expected to be finished within the next few weeks. Fines for exceeding the one-year limit will go into effect for all new homes begun in October.

Property Management (Robert)

- There have been 17 recent property transfers since the last meeting.
- One property transfer was a Lot purchased by Lakewood. Since this Lot was previously conveyed, Lakewood's annual due exemption is no longer in place.
- Fifteen property owners have not paid dues totaling \$13,340. The process for filing liens should begin by October 30, 2020 for those dues still in arrears.

- The answering service has begun asking callers for ownership updated info to ensure future correspondence is properly sent to property owners and to ensure the POA has the most up to date information.

Treasury (Steve)

- The attached financial report was presented of current year receipts, expenses, and capital/operating reserves.

Pool Update (Chris)

- The pool has been covered and is closed for the season. Lodge maintenance items are being completed. The pool leak is being investigated. The Lodge will remain open until freezing temperatures set in and closed sometime after Thanksgiving.

Community Affairs (Jackie)

- A newsletter is being developed.
- Attempts are being made to welcome new homeowners into the neighborhood.

Maintenance Update (John)

- A new water meter with hose has been installed at the front gate for the purpose of landscaping maintenance and cleaning the gate. There is a lock installed on the hose bib.
- The Marina has been secured for the winter.
- The grass will be cut one more time and flower beds will be mulched in October.

There being no further business, the meeting was adjourned at 8:11 pm. The next meeting is Wednesday November 11th at 6 pm.

Respectfully submitted,
Julie Longen
Secretary