



**Thirteen Hundred POA Board Meeting
April 21, 2021**

This meeting was held using Zoom Video Meeting Technology

Board Members present: John Batts, Pam Britt, Steve Baker, Chris Foley, Tammy Haight, Jim Roach and Julie Longen.

ARC committee members present: Larry Snyder

Guests present: Robert Gleadall, Mountain Place Home Management

Meeting called to order at 6:33 pm

Secretary (Julie):

- Minutes from March meeting were unanimously approved.
- Julie sent minutes to Robert for the website – she will attempt to obtain any missing minutes from previous members and have them posted.

Treasury (Steve)

- The Cash Balance Report was provided to the Board.
- The YTD Expense Report was provided to the Board.
- The P&L Report was provided to the Board

Pool Update (Chris)

- Maintenance Update – valve replacement is nearly complete, maintenance is ongoing.
- Pool Opening – pool will be open May 1st for swimming. Basic cable (weather & sports) will be available at the TV's until November.
- Pool Rules & Regulations – updated for 2021. Will be posted on website and poster will be made for the entrance to the Lodge.

Property Management (Robert)

- The POA Spring Update was presented to include hyperlinks to new pool policy.
- In May, Robert will send a notice out to the membership with the bio form for those who are interested in filling the two open Board positions. This will be voted on at the Annual meeting.

President (John)

- John will provide a letter to the potential property owner of #15 stating that that the Board has no intention on using the easement for future roadway between Lots 15 & 16.
- The ARC Home Building Process Document was approved unanimously.
- The Home Owner Fence Placement policy of a 50-foot setback from the middle of the road was approved in a split decision of the Board.
- All property owners can appeal ARC decisions to the Board.
- The 2021 Marina Use Strategy with 9 slips reserved for reservations coordinated by resident slip team captains was approved in a split decision of the Board.
- The Boat Storage Lot is full.
- Water run off disputes between property owners is a civil issue and not the purview of the Board.
- Lakewood 90-day soil and erosion stabilization should begin May 1, 2021 resulting in new building permits by September.
- Homeowner driveway turnaround variance request from Steve Baker (who was not present for the vote) approved in a split decision of the Board.

There being no further business, the meeting was adjourned at 8:07 pm. The next meeting is Wednesday May 19th at 6:30 pm.

Respectfully submitted,
Julie Longen
Secretary