

MONTEREY COVE HOMEOWNERS' ASSOCIATION

BAYSIDE LAKES

Board Meeting

April 2, 2024

at 6:00 pm

Bayside Lakes Clubhouse

Board Members Present:

Doreen Bonosconi

Bart Heier

Ben Harris

Property Management:

Rick Whitman

1. **Call Order**-Bart Heier called the meeting to order at 6:00 pm. A quorum was established with 3 of the 3 Board members present.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**-Doreen Bonosconi motioned to waive the reading of the February meeting minutes, Bart Heier 2nd, all approved.
4. **Financials**-Rick Whitman reported that The Operating account had \$58,895.81 and the Reserves had a balance of \$112,736.36 for a combined total of \$171,444.17 on March 31, 2024. Rick reported that after doing a cash analysis, he was able to verify that there will be an excess of \$5,000 at the end of 2024. He indicated that the Board could decide what to do with this money.
5. **ARC Report:**

ARC Status Report-Rick Whitman handed out the ARC report and reported that five ARC forms were submitted since the February meeting and all but 390 GDC had been approved. Gloria Lewis indicated that the ARC Committee was planning to meet with the owner of 390 to resolve the issues.
6. **Old Business:**
 - a. **Paving Quotes**-Bart Heier motioned to accept the quote from Seal Pro Solutions for \$3,450, Ben Harris seconded and all approved.
 - b. **Overnight Parking**-Rick Whitman read the email from the attorney that stated that- "The extended parking" term was too nebulous and unenforceable.
 - c. **Fining Process**-Rick Whitman explained that the process for the tree violators will include a final notice requesting correction by April 1, 2024, a motion to fine those in violation \$50 per day from April 10 to April 30, 2024, and approval of the motion at the May 7, 2024, Board meeting. Once approved, a Fining Hearing notice will be sent to the respective owner(s) with a Hearing Date for the Fining Committee to review the violation and approve or disapprove the fine. Once the Fining Committee approves the fine, a letter and an invoice in the amount of the fine will be sent to the violator. The Board will formally appoint the Fining Committee at the April 2, 2024, meeting.

d. **Violation Letters**-Bart Heier confirmed that 439 GDC was still in violation for not painting the garage and 390, 397 and 480 GDC will require final letters.

7. New Business:

a. **Welcome Committee**-The Board appointed Susan Roth, Lee Choate and Aileen Soto to the Welcome Committee.

b. **Fining Committee**-The Board appointed Thomas Clemo, Dustin Salisbury and Larry Satterfield to the Fining Committee.

c. **Pressure Washing Back Fence**-Bart Heier motioned to approve the quote of \$300 by A Brothers, 2nd by Ben Harris and approved by all.

d. **CD's**-Bart Heier motioned to set up two CD's of \$25k and \$50k for 36months, 2nd by Ben Harris and approved by all.

e. **Bank Signer Sheets**-The Board agreed to have new signer sheets done and have these done at the annual meeting once a board is elected.

f. **Colored Lights**-The Board agreed that the colored lights in question were landscaping lights and not in violation of the Covenants.

g. **Fertilization Schedule**-Rick Whitman will ask for the fertilization schedule.

h. **Blocking Driveway**-Larry Satterfield is to let Rick know which house has a vehicle blocking the driveway.

Next meeting May 7, 2024

Being no further business before the Board the meeting was adjourned at 6:52 pm.

Minutes Prepared by Rick Whitman, Fairway Management