

## Meeting Minutes

Project: [< TT3 HOA Minutes – General Session – 07/17/2017 >](#)

Date and Time	Attendees
7/17/2017 7pm	<p><u>Manager</u>: Carol Stein</p> <p><u>Board</u>: Dan Garay, Dave Phillips, Muriel Barton, Andrea Kim, Hopi Marcum</p> <p><u>Homeowners</u>: Julie Cooke (voted into VP position at meeting)</p> <p><u>Absent</u>:</p>
ID #	Summary of Notes
1.	Meeting called to order: 706pm
2.	Board accepted Dan Garay's resignation effective 7/31. Board unanimously approved Julie Cooke to fulfill the VP role the remainder of the term. Dan will continue to water and circulate material as needed. We are grateful for the contribution Dan has made past, present, future.
3.	Carol to get date when attorney will complete review of rules and regs.
4.	General minutes approved from 6/19.
5.	7/12 main drain clean out completed.
6.	7/12 5 rat bait stations positioned.
7.	Awaiting additional drip irrigation bid to proceed.
8.	Muriel getting additional information on landscaping ideas and Julie and Muriel will meet with Ken for project planning.
9.	Board approved renewal of Higgins contract. Owners will be encourage to participate in next yearly update.
10.	Reserve study to be updated this year. Board added suggestions for draft and cost review. Board will study deferment, recommendations, and budget for 2018 as well.
11.	Special assessment fund designated amounts portioned to operating (\$11344.00) and reserve (\$19557.05) upon completion of study. Additional discussion of appropriate amount to keep in operating fund would be 2 months of billables. Financial reviews ongoing.
12.	Julie and Dave obtaining feedback from other HOA's on water line replacements, pool updates for discussion.
13.	Muriel to talk to Baustistas regarding ATT box and best location for complex.
14.	Dave to obtain bids for pool update project for later view. Also review of pool maintenance with Better Pools as a comparison.
15.	Yearly maintenance to be added to website calendar.
16.	Mid year meeting notice for 8/10 7pm to go out on website and through doors for owners.
17.	September meeting 9/18 7pm at 4420 Kling.
18.	General Session Adjourned: 835pm