

Meeting Minutes

Project: [≤ TT3 HOA Minutes – General Session – 08/10/2017>](#)

Date and Time		Attendees
8/10/2017 7pm poolside		<u>Manager:</u> Al Masters <u>Board:</u> Dave Phillips, Muriel Barton, Julie Cooke, Andrea Kim, Hopi Marcum <u>Homeowners:</u> Sign up list posted with Management Company <u>Absent:</u> Carol Stein
ID #	Summary of Notes	
1.	Meeting called to order: 7:04pm	
2.	Midyear meeting pool side for all owners	
3.	Dave opened the meeting; Muriel gave a presentation on operating budget and reserve including upcoming reserve study and funding.	
4.	Potential reserve items for consideration include fresh water line plumbing installation, underground utilities/electric, and exterior drip irrigation. This will affect our reserve funding percentage.	
5.	Unplanned expenses include legal fees, interior drip irrigation, landscaping improvements	
6.	Building maintenance is continual and important to the overall. Mandatory termite inspection for the fall will be set. Inspection of each building roof will also set up. Asphalt driveway to be sealed in fall and repaired from truck damage.	
7.	Open discussion included potential research on solar panels (new technology, lease/buy, individual vs group roof space); individual garage camera/hydrojetting for the fall (further research in progress) and continued landscaping.	
8.	Future projects include more extensive pool renovation, inbound water pipes, underground electrical/utilities, continued landscape improvements, exterior drip irrigation.	
9.	Website – group confirmed they are using website and like the emails. No further copies will be made to pass out. General Minutes will be posted to website but will be one month later as they must be approved. Newsletter may be posted upon immediate approval.	
10.	Group encouraged to run for board at next election for 2 year term beginning March 2018.	
11.	General Session Adjourned: 7:51pm	