

MILESTONE HOMEOWNERS ASSOCIATION
Board of Directors Meeting
April 5, 2021 – 7:00 PM
Meeting was held by video/telecon.

Board Members Present: Mike Johnson, President
Gerald Schmidt, Vice President
Romain Tweedy, Treasurer
Rajesh Sreedharan, Secretary
Raman Veda, Member at Large
James Halton, Member at Large
Mahendra Pandey, Member at Large

Management Present: Laura Etchison, Community Manager

Recording Secretary: Terry Cromwell

Laura E announced that the meeting is being recorded. She requested everyone on the call please mute their microphones unless they are speaking.

7:04 pm - Owner Forum

Mr. St. Jean asked what the status is of the residence with the brick sidewalk on the side of the home. Laura E stated the owner is now being fined for the violation and not cooperating with the Boards request.

Mr. Rajeev stated residents are putting out trash and recycling and it is not being picked up and they are leaving it out. He requested a letter be sent to the homeowners. Laura E stated J & J Trash will do bulk pick up if residents call in advance to schedule a pick up. Laura E will call J & J for clarification on the bulk pick up rules.

Mr. Rajeev also asked what can be done regarding Air B & B's in the community. Laura E stated they are not allowed. In the past she has sent violation letters to the homes she is aware of that are operating Air B & B's. Mr. Rajeev also voiced a concern regarding commercial vehicles parking in the community. Laura E stated commercial vehicles are very difficult to enforce due to the bylaws of the community. Also, the roads in the community are county roads. Laura E asked Mr. Rajeev to take a picture of the vehicles and forward to her.

Call to Order

Mike J called the meeting to order at 7:13pm.

Approval of the March 2021 Board of Directors & Executive Session Meeting Minutes

Romain T motioned to accept the March 1, 2021 Board of Directors minutes; Mahendra P seconded the motion which carried unanimously.

Romain T motioned to accept the March 1, 2021 Executive Session minutes; Mahendra P seconded the motion which carried unanimously.

Financial Report

Laura E reviewed the 2020-year end financials. The Association was \$12,000 under budget for 2020. Leaf removal was a large expense for the end of 2020. So far in 2021 they have not spent a lot of funds. The February 2021 financials show that the Association is \$4015.35 under budget and they have \$560,000 in the Reserve Account.

Rajesh S asked if changing banks had affected the amount of prepaids. Laura E stated that the situation has improved.

Management Report

Laura E stated she has been working on preparations to open the pool and the electronic pool pass system. Snow removal was over budget approximately \$1300.00, but she feels the invoices were on target with other communities. The Board will need to decide where to code the snow removal invoices to from the budget. Rajesh S asked what type of equipment they used on the ice, he suggested next season the Board make sure the contractor gives different options in the contract. James H requested to see the snow removal invoices because the county plowed the roads. Laura E reminded the Board that the HOA contractor is only responsible for sidewalks and that the county does plow and salt the streets.

Laura E stated that Robyn D is on the second round of community inspections. They are finding a pretty high number of violations.

Mike J requested that Laura E send the draft copy of the Reserve Study to the Board. Mike J asked for suggestions from the Board as to where to code the snow invoices for the budget. Romain T stated it could come out of pool pass printing. The Board agreed to take \$1000 from pool pass printing and the additional amount of \$320.25 from leaf removal. *Romain T motioned to move the snow contingency funds (\$7308.75) into the operating account to pay snow invoices, Rajesh S seconded the motion which carried unanimously.* Rajesh S suggested that in the future the Association continue to try to put money into a snow contingency account.

Action/Discussion Items

Appeal Request - Emerald Drive: Laura E stated that the owners of 21331 Emerald Drive came before the Board at a hearing in December 2020 for a variance to allow their fence to come forward from the rear corners of the home. The request was denied. Since that date the owner provided a revised plat showing the fence in a new location. IKO sent the owners a letter requesting additional information which has not been provided. The Board discussed the new proposed location and decided it is not within the guidelines. Mike J requested IKO send a letter to the owner reminding them if they do not comply, they can be fined. There is a neighbor that has issues with the fence location and has requested it aligns and ties into their fence as the Association guidelines state. Laura E will draft a letter. Mike J suggested Laura E also call the owner.

2021 Electronic Pool Pass System: Laura E stated that at last months meeting Kevin Kieffer from Pool Pass Management Systems and also a resident in Milestone went over the system and answered the majority of the Boards questions. Laura E stated that in the Board packet is a proposal which outlines the program in more detail with pricing for the administration of the passes. Laura E reviewed the proposal with the Board and also discussed the prices IKO would charge to be the administrator of the system. Kevin K was also available to answer additional questions at the meeting. A discussion pursued. Mike J asked what happens if the system gets hacked who will be responsible. Kevin K stated the information supplied by homeowners is only name, address, email and date of birth, there is no sensitive information. Laura E stated she can check with the Association insurance agent regarding liability. The Board needs to decide what internet service they would like to use for the system. Kevin K stated cellular service is easier and probably less expensive, he also stated hot spots can be used. Laura E will continue to research for a better price.

Committee Reports

Social Committee: Mike J stated he does not have a report. The committee is waiting to see what happens with COVID. The committee would like to have a party on Memorial Day but fear they will not have enough information regarding COVID so they will probably just plan a Fun Run for Memorial Day. Mike J stated he will get the information to the Board for the Fun Run/Walk.

Laura E reminded the Board they need to make a decision tonight regarding the pool pass system. *James H motioned to proceed with Pool Pass Management Software and approve up to \$1000 for the hardware for the system and \$536 for the start up to be paid out of the swim pass account, Mahendra P seconded the motion which carried unanimously.*

Entrance Lighting Upgrade: *Romain T motioned to ratify the approval of the entrance lighting upgrade for \$2,340 using Spliced Electric, James H seconded the motion which carried unanimously.*

The Board decided to table the tree planting discussion until the third proposal is available.

Adjournment

The Board meeting recessed at 9:03pm.

Respectfully submitted by Terry Cromwell