

Master Association Executive Board Meeting

April 26, 2018

Present: Diane DeMeerler, Jana Tipton, Joe Heltzel, Mark Anderson, Tutubi Brown, Lisa Hymes-Davis

Absent: Kathi Jones

Meeting called to order at 6:35 p.m. March Meeting Minutes Approved as written.

Financials: March deposits were \$21,641, operating expenses were \$17,533. Monthly gain was \$4109. Operating account balance at the end of March 2018 was \$7373. Total assets are \$777,815, including accounts receivable of \$2698. Total liabilities are \$4035, including accounts payable of \$0. Neighborhood Council checking account balance is \$8083.73 as of 31 March 2018. Some questions concerning account receivable, Mark will follow up with accounting.

Bond payment: Update from Diane. Payment was made and deposited.

Bid on Waterford Fountain - AquaTechnex bid was accepted, contract was signed. AquaTechnex will order need fountain. Will meet with AquaTechnex to review electrical boxes next week. Will need an electrician, check with AquaTechnex if they can recommend anyone.

Water Quality: Aquatechnex has signed new contract. Added a requirement to submit a monthly report using a form that Joe has developed. There are some options for additional treatment if needed but at an additional cost. They will be starting water treatment next week. Will be onsite twice a month. Will be able to do emergency treatment if needed. Community member complained and noted that the Landscapers were dumping grass into the Lakes. Question asked if a letter should be sent out to the communities to remind them of not dumping grass/leaves into the Lakes. Joe will reach out to the community member. Mark will send an email to the communities around the Lakes to remind them of the expectations.

Insurance Quotes: Mark is still working on it. Should have quotes soon, will email as soon as he gets them.

West Bay - Need to determine next steps. West Bay has cleaned the boardwalk as they committed to. Quote for replacing the timbers (10) about 1300 but concern that they are connected to the wall. Want inspect the timbers/wall when the water level drops. Mark suggests Water and Wood Construction Co to inspect wall. Discussion on who should pay for the replacement of the timbers. Motion made, seconded and approved for the Master Association to pay for an inspection of the timbers.

Chain Link Fence: Juan will get with Jana to fix the chain link fence near the foot bridge - Island Park.

Island Park Well: Mark tested all of wells, water coming out of Well #2 was clear. Mark recommends trying to clear out the culvert to mitigate the muddy water, Provac company could suck out the debris - Mark will have them take a look at the issue to see what they recommend and get a quote if possible.

Weeds on Finger: AquaTechnex is starting treatment next week. Hoping that treatment will take care of the weeds on the finger. Will monitor.

Gardening - Neely/Soames: They would like volunteers to help maintain garden. Diane offered to add an article for the next newsletter. Jana notes that the planting at the Outlook Park may need additional drainage, Neighborhood Council account could fund? Situation is being monitored.

Aerators: One aerator had been turned off for many years because they were noisy and disturbing the Harbor Reach community. Discussion about putting the aerators on timers so they can be used during the day. Mark will get a quote from Dusty on putting them on. Mark will email the Board with the quote.

Trees: Joe mentioned dead tree by bio swale. Diane will follow up.

Meeting adjourned at 7:32 p.m. Next meeting is scheduled for ~~5/17/18~~ 5/31/18.