

Type of Meeting: Monthly Session

Meeting Facilitator: Richard Simpson

In Attendance: Royce Chambers, Kaylea Jackson, Richard Simpson, Jason West

Absent: Pam Edwards

- Meeting minutes approved from the June 8th, 2022 meeting. Motion by Chambers to approve, second by Simpson. Unanimous approval.

HMR Requests

1. 925 Rustler Peak – Paint home same colors
 - a. Board approves. Simpson to reply to property owner
2. 1127 Rustler Peak – Fence expansion in rear of property
 - a. Chambers reviewed, talked to the City planning commission, fence must be 10ft from the alleyway. 5t fence was requested, but 4ft fence is allowed by CCR.
 - b. Board will approve if fence is 10ft from alleyway and fence remains the current height. Simpson will reply to property owner

Discussion Items

- Member communication:
 - Member concern emails
 - 1128 Grouse Ridge – Chambers will investigate two trees mentioned to review whether the CoCP Arborist identified those two trees as needing replacement
 - Concern with yellow paint on the curbs. This work is owned by the CoCP. Simpson will follow up with home owner
 - Simpson will follow-up on letters sent to ensure action has been taken
 - Need for member education
 - Another mailing to be sent to the neighborhood with education on the most common CCRs that are being violated. Simpson will work to get a communication sent out prior to next billing statement
 - Twin Creeks Availability for future meetings
 - Chambers followed-up with Twin Creek Retirement Community. They asked us to check back in August or September to see when they'll feel comfortable letting our meetings back into their meeting space

- Financial:
 - Banking options
 - No updates at this time. West will follow-up for next meeting
 - Late fee findings
 - Late fees are being sent as per the guidelines in the CCR
- Landscape Maintenance
 - Tree removal quotes
 - No quotes at this time. Plan to start gathering quotes and have an RFP ready to go in the next 60 days so that we can meet a November date for removal/replacement. Simpson will work on the RFP
- New Business
 - Request from Chambers to purchase 25-50 new dowels to repair flags put out for 4th of July. Also need to purchase 25 new flags to replace stolen flags.
 - Unanimous approval from the board
 - Shrubs overgrowing into the sidewalk noticed throughout the neighborhood.
 - Simpson will include this in the educational letter to the neighborhood.
 - Some HOA trees aren't meeting the pruning standards of the CCRs. Need to be trimmed 8ft over the sidewalk and 14ft over the gutter
 - Simpson will follow up with Pacific Roots Landscaping to see when they plan to trim the HOA trees up
 - Parts of the sidewalk have become trip hazards. Sidewalks are the responsibility of the homeowner to repair.
 - Chambers will compile a list of all the trip hazards
 - West will call the HOA insurance company to see what the HOA liability is for tree damage

Action Items required before August 3, 2022:

1. Simpson will respond to HMR requests and Member concern emails
2. Simpson will follow-up on letters sent to homeowners to see if action has been taken
3. Member communication sent to neighborhood educating on common CCR violations
4. Chambers to follow-up with Twin Creeks Retirement Community in August or September to see if they'll allow us to hold a meeting in their meeting space

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5. West to follow-up on banking options
6. Simpson to compile RFP for tree removal
7. Simpson will check with Pacific Roots Landscaping to see when HOA trees will be trimmed up
8. Chambers will compile a list of the trip hazards
9. West will call the HOA insurance company to see what the HOA liability is for tree damage

Next Meeting:

August 3, 2022 at 6:30pm

Simpson to send agenda and meeting invite