Moss Creek of Hillsborough Homeowners Association, Inc. Minutes of Board Meeting – April 15, 2021

1. Call to order: called the meeting to order to order at 7:02pm on April 15, 2021. Meeting was held virtually.

2. Directors present: Lisa Divasta, Jamie Henderson, Barry Gerth

3. Directors absent: none

4. Establishment of quorum: Quorum established

5. Management present: Krista Richey

6. Proof of notice of meeting: Jamie confirmed notice was posted on Tuesday

7. Approval of minutes:

Motion made by: Jamie Seconded by: Barry

In favor: all Opposed: none 8. **Treasurer's report:** No report to review

9. Approval of financials:

Motion made by: Barry Seconded by: Lisa

In favor: all Opposed: none

10. Old business:

-sidewalk repairs – work began with some quality issues that were addressed and are being handled. All redo work will be done and reviewed before moving forward with the rest of the work order.

-gate operator replacement – delayed by Covid and scheduled for install for next week

11. New business:

-Amazon Key – device allowing Amazon into neighborhood without using homeowner gate codes. Krista to contact Allen's Access about installation of device.

Motion made by: Barry Seconded by: Lisa

In favor: all Opposed: none

-Enforcement Policy – discussion on new code enforcement by Appleton Reiss to help with enforcement issues and reduce potential cost. Krista to send Lisa Engagement Letter from Appleton to sign.

Motion made by: Lisa Seconded by: Jamie In favor: all Opposed: none

-Community Yard Sales – question raised about legal issues with Covid and garage sales.

Krista to look into the legal and report back to schedule yard sales if appropriate.

Motion made by: Jamie Seconded by: Lisa In favor: all Opposed: none

-Pet Letter – Merit to seek legal counsel first before moving forward with a letter to community outlining community guidelines. Letter to be sent pending legal counsel and approval by board.

Motion made by: Barry Seconded by: Lisa

In favor: all Opposed: none

-Street sweeping cancellation – Krista to confirm new details for our contract with USA Services and change to one time cleaning in each year of 2021 & 2022 at \$500 per year. Contract to be cancelled in October 2022 and revisited with new board in January 2023.

Motion made by: Jamie Seconded by: Lisa

In favor: all

12. Next Meeting date: July 15, 2021 @ 7pm. Virtual Zoom to be scheduled.

13. Adjournment:

Made by: Lisa Seconded by: Jamie

In favor: all Opposed: none

Tasks to Merit

- -contact Allen's Access about Amazon Key
- -check with legal on garage sale and Covid responsibilities for association
- -check with legal on pet guidelines and reporting violations to Merit
- -check with USA Services on new terms of contract for street cleaning

Meeting adjourned @ 7:46pm

Barry Gerth	Date: <u>April 15,</u>	2021
Secretary		