

**Moss Creek of Hillsborough Homeowners Association, Inc.**  
**Minutes of Board Meeting – July 21, 2022**

1. **Call to order** called the meeting to order to order at 7:01 pm on July 21, 2022. Meeting was held virtually.
2. **Directors present:** Sandra Gorman, Denise Lowery, Ruth Ann Morris and Chrisje Mays
3. **Directors absent:** Barry Gerth
4. **Establishment of quorum:** Quorum established with 4 attendees and 0 proxies
5. **Members present:** Gary Sussman, Lisa Divasta, Greg Baumbach
6. **Management present:** Krista Richey
7. **Proof of notice of meeting:** Posted on June 26, 2022, at front entrance
8. **Approval of minutes from January 2022, April 2022 and May 2022**  
**Motion made by:**  
Motion made by: Denise Lowery      Seconded by: Sandra Gorman  
In favor: all      Opposed: none
9. **Approval of Treasurer's report (annual vs where to date):**  
Gate charges are under for the year total, however over budget for the six-month mark.  
Gate equipment replacement twice in the last two years.  
Over budget in electric (entrance lights, to the north property sign, are believed to be mistakenly staying on during daylight hours)  
**Motion made by:**  
Motion made by: Ruth Ann Morris      Seconded by: Denise Lowery  
In favor: all      Opposed: none

**10. Old Business**

**Front camera update**

Merit replaced the backup battery two times (one week apart)  
Intermittent electrical issues which were attributed to the battery  
Camera Internet spotty performance  
Spectrum modem was swapped out  
Merit is monitoring the camera performance daily, at no additional cost

**Front gate recent issues update**

The front gate company was unable to determine a reason for the entrance gate getting stuck  
Trial and error determined that the issue most likely a homeowner's gate remote sticking  
Incidents have been primarily over the weekend  
Several homeowners, in the vicinity of the gate, were advised to double check their remotes after use

Merit has ordered new remotes and will encourage homeowners with older remotes to purchase new ones

### **Front gate message board key update**

Still unable to find a location that has the correct blank

## **11.New Business**

### **Approve ARC Guideline changes**

- Additional information to the fence guidelines that clarify and reinforce the 'Fence Drawings and Layouts':  
When transitioning the side fence from 6' to 4' the 6' sections must stop at rear edge of the house.  
Transition to 4' must be no longer than 8' in running length with the 4' sections continuing to the end of the property that meets the common area/conservation area.
- Change to Fence Guideline Supplement, under the 'wood fence guidelines':  
Currently says "Sealer and Finish Only – Only approved sealer colors are, Thompson's Water Seal Honey Gold, Valspar Honey Gold or Behr Golden Honey. No other colors or colored stains allowed".  
Proposed change: "Sealer and finish only – Clear sealer is the only approved finish. No semi-transparent or solid color stains are allowed".
- Under Artificial Screening/Landscaping, Addition to Rule 26: Mechanical equipment:  
  
The first piece of equipment on each side of the house must be screened from view with landscaping (Shrubs, bushes, hedges not higher than 8 feet) or the following approved artificial hedge material. (Note: artificial screening/flowers/landscaping may not be used anywhere else or for any other purpose than for the mechanical equipment screening)  
  
Screening to be made of willow wood fencing covered with artificial ivy leaves with UV coating. Green, powder coated stakes installed on the back side of the screening so as not to be seen from the front. (Note: Board and ARC reserves the right to inspect the ivy leaves and determine when they should be replaced based on fading and discoloration).

**Motion made by:**

Motion made by: Sandra Gorman      Seconded by: Ruth Ann Morris  
In favor: all                              Opposed: none

**Garage sale date**

September 17, 2022, 7:30 to 1:00 pm  
Will be posted on the front gate board  
Possibly posted on Craigs List and Facebook (if posted by homeowners)

**Bike rodeo/helmet date**

September 24, 2022 or October 01, 2022  
Chrisje Mays will complete paperwork for the request  
Possibly have refreshments (supplied by homeowners)  
Will provide additional advertising

**Dead oak trees at front gate**

Two trees are dead and dropping branches on the sidewalk, which is a liability.  
Trees will be cut close to the ground and covered with mulch  
Trees are under size requirement; no need to replace

Motion made by: Sandra Gorman      Seconded by: Denise Lowery  
In favor: all                              Opposed: none

**12. Next Meeting date:** October 19, 2022 @ 7pm. Live at Riverview Public Library

**13. Adjournment:**

Motion made by: Ruth Ann Morris      Seconded by: Sandra Gorman  
In favor: all                              Opposed: none

Approved by BOD  
Secretary

Date: