

Parker Homestead Homeowner's Association

Board Meeting "DRAFT" Minutes
Tuesday, March 05, 2024, at 7:00pm via ZOOM

DATE AND TIME

A meeting of the Parker Homestead Homeowner's Association Board of Directors (referred to hereinafter as the "Board") was held on Tuesday, March 05, 2024, at 7:00 PM via Internet ZOOM.

CALL TO ORDER/ESTABLISHMENT OF QUORUM

Director Rick called the meeting to order at 7:00 PM.

Directors Present: Rick Milburn, President, Tamara Davis, Secretary, Lam Dinh, Treasurer

Also present from Teleos Management Group was Heidi Brown, Community Manager.
Homeowners – See sign in list.

APPROVAL OF November 07, 2023, MINUTES

Upon motion by Director Tamara, seconded by Director Lam, upon vote and unanimously carried the November 07, 2023, meeting minutes approved.

ACCEPTANCE OF 4th QTRS 2023, FINANCIALS

Upon motion by Director Rick, seconded by Director Tamara, upon vote and unanimously carried the 2nd Qtr. Financials for 2023, approved.

OLD BUSINESS

Director Rick requested moving \$9,000.00 from the operating account to the reserve account. Upon motion by Director Rick, seconded by Director Lam, upon vote and unanimously carried to move \$9,000.00 from the operating account into the HOA's reserve account.

NEW BUSINESS

- Irrigation Reroute needed.

When developers had the irrigation system installed, they had the stop and waste and main water line connected to the backflow on the East side of the Pelican. Due to the length of time, we have been a community, Lennar would not return our calls to inquire about any assistance from them and the legal fees would have been too high with little chance of recouping anything. We received two bids, the first was from Bright View, their bid was \$25,449.00, the second bid

was from All Phase Landscaping, their bid was \$19,350.00. We awarded All Phase the job. The system has been rerouted from the east side of Pelican to the west side and goes up to Double Angel where it then connects to the main water line. Luckily All Phase hand trenched the planted area and so we lost little to no plants with the reroute. We also had to replace the stop and waste as originally it was installed backwards and was making the backflow leak, the board approved \$1950.00 to replace the stop and waste.

- New Landscaper for 2024 Season – The board went out to bid for thr 2024 landscaping. We received bids from Bright View for \$14,555.00 and from All Phase Landscaping for \$12,609.00. The board awarded All phase Landscaping the 2024 bid. Welcome All Phase.
- Snow Removal Service – The board decided to discontinue the snow removal service because BrightView was not showing up to remove snow in the past until a day or so after the snow fall. By then the board members or homeowners had already cleared the areas. Director Rick will take on snow blowing as he has been doing the trail behind his home to the main trail path and then the board will monitor the Pelican and Double Angel areas for snow removal needs.
- New Policies – HB 23-1233, electric vehicle charge policy and SB 23-178 Waterwise Landscape policy. These policies were discussed, and Director Rick motioned to approved with second by Director Tamara. Upon vote and unanimously carried HB23-1233 and SB 23-178 are a policy, approved.
- Insurance Renewal for 2024. Increase from 2023 was less than a hundred dollars. Insurance will be renewed 4/5/2024 to 4/5/2025.

OPEN FORUM –

Homeowners discussed the irrigation reroute and snow removal service all.

Will watch and assist in those areas.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 7:26 PM.

Respectfully submitted,

By: _____