

# **Frances Arbor HOA Quarterly Board Meeting**

**January 20, 2022**

**In attendance: President Ben Lablance, Vice President John Fox, Treasurer Ted Grevenkamp, Secretary Patrick Manteiga, Welcome Coordinator Marie Verderber, Brian Westmoreland and Sajeev Varki.**

- 1) The meeting was called to order at 7pm.**
- 2) Minutes of the prior meeting were approved. Motion by Manteiga, second by Grevenkamp**
- 3) The Treasurer's report for the first quarter ending 12/31/21 was presented by Grevenkamp and approved by the board. The HOA's net worth is \$23,553.05. Everyone has paid their dues except for 7 homeowners. Due to leaks, the HOA will be over budget for water to irrigate the entrance. The leaks are now fixed and we will ask the City for a credit.**
- 4) The picnic is on hold due to COVID**
- 5) The HOA has contacted the City to report cracked and uneven sidewalks. The HOA also sent letters to 17 residences encouraging them to pressure wash their sidewalk due to mold. Compliance was good. The HOA will continue to outreach to those who are not in compliance.**
- 6) The sprinkler system was fixed for \$900**
- 7) The website is functioning very well and no changes are needed.**
- 8) The entrance lights were not working. They are now fixed. There was no charge for the repair.**
- 9) The HOA will purchase decorations for the entrance for the next Christmas season. Lablance and Manteiga are tasked with decorating the entrance.**
- 10) The board received a stack of old HOA documents from a past board member. The documents had no historic value. The board approved of them being destroyed.**
- 11) It was announced that the newsletter would be mailed in February.**

**12) There was a discussion revolving around homeowners who failed to clean their sidewalks which create a hazard for pedestrians. One idea was to research if we could fine them. Another focused on sending certified letters. The majority seemed to believe informing Code Enforcement would be the most prudent and effective remedy when a homeowner ignores the HOA's notices.**