

Minutes -Seventh Tee HOA Executive Committee Meeting

March 24, 2022; 7:30 pm at Wild/Campbell residence

Attendees – Michael, Bruce, Rollie, Brooks

Updates from Michael

Budget Review – updated numbers from Brent Frush were reviewed

HOA Projects

Dead tree at Frick's garage was removed. More tree work needed elsewhere when leaves are out.

Governing documents revisions/updates. Drafts are completed and now getting final review before coming to us, which should come in the next few days. Partial payment will be due.

Hail damage work: State Farm provided a payment, but it falls far short of covering all the work done by 7 Summits Roofing and subcontractors. Brett Anderson continues to seek full payment while continuing to work on remaining work.

Today *Kenny Holcomb Masonry* came out with Brett to look at Frick's damaged chimney. Work will be done as soon as mason finds matching bricks. He also will provide a bid on other masonry work needed on our buildings, where mortar has failed or bricks are missing. We need to provide an inventory of the work that's needed.

Retaining wall completed; done on budget (\$25,410). Saul and his crew handled challenging weather, picked up railroad ties mistakenly taken by the Country Club, reseeded the disturbed area of Club property with native grass seed provided by the Club, and relocated extra rocks to bare ground between garages at 3555 and 3565 Clubheights. Result is an attractive, clean, up-to-date look that reflects well on the HOA and sets a standard for our property.

After getting HOA approval, Celeste had contractor remove damaged timbers outside her garage and behind her unit and replace them with simple stone borders, with mulch bedding. She plans for installing ornamental grasses when weather permits. Stone from the reworked ground was relocated to the bare dirt area near her front door. Her contractor has more of the border stone, and Celeste asks for permission to install it to the south of her garage to replace the rusty metal edging of the rock bed. If enough stone is available, she proposes installing it as a curb next to the step to prevent drivers from driving through over the grass.

Motion by Brooks, second by Bruce to approve continued stone work at Celeste unit. Approved 4-0

New Projects

Warrens are requesting permission to install artificial turf above the wall off their deck.

Discussion of ground cover issues, maintenance and water use in common areas and need to minimize costs. Artificial turf is not recommended and rock is preferred wherever feasible.

Executive committee does not approve the request for artificial turf.

Discussion of previous request by Warrens to have tree in courtyard taken down.

Executive committee evaluation and review does not support removal of the tree.

The executive committee considered H&S bid to install small wall behind 3575 and 3585 Clubheights, to replace failing timbers around trees. Discussion of options for wall and ground cover to minimize maintenance and watering. Review of funding available.

The group feels that this work is a priority for the HOA, and that remaining available funds from the assessment should be allocated for this project. Furthermore, the executive committee wants to consider xeriscaping area and turning off sprinklers there.

Motion by Rollie, second by Brooks to meet with Saul of H&S to review project, ground cover options and request bid for additional retaining wall and landscaping project behind 3565, 3575, and 3585. Approved 4-0. Meeting set for Friday March 25 at 5:30.

Contracts for lawn maintenance, tree service, and insurance will be coming soon.

Other Business

Discussion of concrete walkways between east and central buildings and heaving area in the north walkway. Motion by Rollie to remove the north walkway where heaving has created a hazard and path is not needed. Second by Bruce. Approved 4-0 with bids to be obtained from H&S to remove and replace with rock.

Meeting adjourned at 8:45