

# CSC HOA 2022 ANNUAL MEETING

— MINUTES —

## CALL TO ORDER - Debbie

- Combination of Zoom attendees and in person homeowners at the clubhouse
- John L. and Amanda I. for the HOA board; Debbie T. on behalf of Kinney Management
- **Previous nominee on the election ballot since withdrew so no votes were taken**

## COMMUNITY UPDATES - Amanda

- Street sweeping
  - **Community recently had street sweeping done and plan to continue having it done on a quarterly basis.**
- Guest parking spots
  - **Board is evaluating the “dirt/gravel” parking areas currently in the community to determine if they are owned by the HOA and if so will be re-claiming them. Notice on this will be in the newsletter.**
  - **Homeowners are allowed to call in to have vehicles towed occupying guest parking spots but the responsibility is on the one making the call to verify that the vehicle is parked incorrectly AND for more than 72 hours. Numbers for Alpha Towing can be found on signs throughout the community.**
- Addressing reports of 2 long-standing resident vehicles using guest parking spaces
  - **The issue with the two vehicles that were parking continuously in guest parking has been rectified.**
- Emergency curb painting near Elm St entrance
  - **Board has recently contracted Roger Merrill to paint the curb along the entry at Elm St in red with ‘No Parking’ to prevent limited access for emergency and utility vehicles.**
- Ongoing termite treatment for exterior HOA managed spaces & landscaping
  - **Board will continue to have termite treatment done in the common areas.**

## UPCOMING COMMUNITY PROJECTS - Amanda & John

- Street project final phase - top seal coat
  - **Schedule TBD but expected in May**
  - **Work is dependant**
  - **Schedules will be communicated via community flyers, Facebook, and email**
- Spring planting schedule
  - **Planting confirmed for March**

- **Focus on homeowner front yards**
- **Dead plants being removed during 2 maintenance days weekly throughout the winter; irrigation is plugged when plants are removed**
- **Community-wide garage sale**
  - **Board is considering hosting a community-wide garage sale**
  - **Majority of those in attendance would be interested in participating**
  - **Board will discuss logic of managing garage sale while preventing traffic or parking issues**
- **Utilizing post office mailboxes to post HOA community notifications**
  - **To minimize printing expenses and maximize visibility, the board will begin posting notifications at each PO mailbox**
- **Additional street signs on order to address problem parking areas & define guest/pool monitor parking at the clubhouse**
  - **Board is coordinating contractors to install additional No Parking signage and Guest Parking throughout the community**
  - **New signs available for clubhouse parking which are designated for Pool Monitors and Guests (applies to all available spots)**

## **OPEN FORUM**

- **Discussion about gravel from the street sweeping. This was the first sweep; hopefully future sweeps won't create so much gravel.**
- **Lot drainage issues and replacement of gravel**
- **Drainage area issues around Parada del Sol and 17<sup>th</sup> Place – Board will have a look**
- **Discussion about illegal parking / parking near corners (hard to see around)**
- **Discussion about allowable items / yard art around the exterior of the home**
- **Next meeting to be announced**

## **ADJOURNMENT - Debbie**

- **The meeting was adjourned at 7:10pm**