

## **BOARD MEETING MINUTES**

1. Opening of Regular Meeting –Eric Peters
  - Call to Order 6:31 pm
  - Adopt Agenda: Kent/Eric
  - Approval of Board Meeting Minutes: Kent/Eric (pending removal of executive session notes)
  
2. Resident Comments (limit 5 min)
  - No residents present.
  
3. Officer's Report
  - President
    - i. Security team has been patrolling and that has been doing well.
    - ii. Sprinkler box has been damaged and will need to be replaced.
    - iii. Water bill has been extremely high.
    - iv. Eric reached out to platinum pools to repair the rope and a ladder that is broken.
  - Treasurer
    - i. Luxury's bill needs to be audited. There is concern that things are not getting done that we are being charged for. Heather is going to reach out to Luxury to get invoices itemized.
    - ii. Same old things. June, July, and August are the most expensive months.
  - Maintenance
    - i. There has been so much rain, the sprinklers have not been running for about a month. Kent is going to run the sprinklers to
    - ii. We have 13 Junipers that were replaced and 1 that died. The trees are under warranty and Luxury is not willing to replace the tree.
    - iii. Maintenance budget is met already due to extra costs for tree removals, sprinkler repairs, and higher costs with changing landscape companies.
  - Design Review Committee
    - i. Not much to report. There have been a few requests coming through.
  
4. HOA Manager's Report – Heather Wells
  - Inspection Update
    - ii. We have a new inspector for TL. She is looking at dead trees specifically.
    - iii. Tree audit will be conducted to ensure everyone has 1 tree and 1 shrub in their front yard.
  
5. Unfinished Board Business
  - Pickleball court – Nothing new discussed
  
6. New Board Business
  - Resident has complained that people are catching too many fish and not releasing them back to the water.

Tyler's Landing HOA Meeting of Directors

07/11/23 @ 6:30 PM

Pizza Hut: 3960 Maize Rd.

- Several reports of drinking and smoking at the pool. Heather will send another letter to residents to remind everyone that this is not allowed and that glass is not allowed at the pool.
- Plumbing at the pool. Eugene may have fixed the issue, but we need to have platinum pools look at the auto-fill valve.

7. Off-Agenda Items

- We need to look into lights for the pool. We are talking about getting solar spotlights that shine onto the pool for additional lighting.
- Greenstreet has fixed the fountain on pond 1. We discussed getting rid of Greenstreet due to lack of punctuality.

8. Next Meeting – August 8, 2023

9. Executive Session: No session

10. Adjournment: 7:41 pm.