

Tyler's Landing HOA meeting notes

August 9, 2023@ 6:30 pm.

Location: Pizza Hut 3960 Maize Rd.

1. Opening of meeting. Attendees: Travis, Kathy, Eugene, Troy, Eric, and Kent
 - a. Meeting called to order 6:32 pm.
 - b. motioned to approve the agenda, Kent 2nd Travis
 - c. motioned to approve the minutes, July- Kent 2nd Troy: June Kent 2nd Kathy (after year corrected)
2. Resident comments:
 - a. No residents present for meeting
3. Officer's Report:
 - a. President: Eric
 - i. Fountain- Still getting bids for full repair from Living water for corrode connector
 - b. Treasurer: Eric
 - i. Platinum pool paid \$3,000.00
 - ii. SSI and HOA management paid
 - c. Design Review Committee: Eugene
 - i. Few approvals gone through website. Nothing questionable that does not adhere to covenant
 - d. Maintenance: Kent
 - i. Luxury Lawn to replace Juniper at pool.
 - ii. Condition of Rip Rap spraying not up to standards. Need to discuss new vendor.
 - iii. Sign at Brookview entrance discussed and will remain in current location.
4. HOA Manager's Report: Heather Wells
 - a. 44 pages of compliance of compliance issues
 - i. Tree compliance audit completed, which increased number of compliance issues
5. Homeowner Concerns: To be addressed in New board business for pool dates
6. Unfinished Board Business:
 - a. Pickle ball Court/ Walking path around lakes- Table for now to review later in year after financial review.
 - b. Lighting at pool area:
 - i. Board approved the test lighting. Troy to purchase 10-15 more solar spot lights to install at pool. Board to help with placement.
 - c. Luxury Lawn complaints- No new complaints
7. New Board Business:
 - a. Update to Pool Rules- To leave same as the currently exist
 - b. SSI Security- Decided to not extend past pool closing. To stop after 9/11 pool closing
 - c. Rip Rap Spraying- \$835 per treatment bid received from Living Waters.
 - i. To gather more bids from other companies for spraying. Vote for change once bids received.

- d. HMS Contract- Get updated contract with clarification on number of inspections per month, and final pricing of contract.
 - e. Pool Closing- Pool closing extended by a week to be accomplished 9/11.
 - i. Will track usage of hour and date extension for future review
8. Off Agenda Items:
- a. Voted to move board meeting to Wednesday through December
 - b. Send blast e-mail to residents to include:
 - i. Board meeting date change
 - ii. Pool closing date change. Make residents aware board reviewing usage of extra hours and date change for future review.
9. Executive Session: No session called

Next board meeting scheduled for Sept. 13th at 6:30 pm.

Meeting Adjourned at: 7:49 pm