

Tyler's Landing HOA Meeting of Directors

09/20/23 @ 6:30 PM

Pizza Hut: 3960 Maize Rd.

BOARD MEETING AGENDA

1. Opening of Regular Meeting –President

- Call to Order 6:32 pm
- Adopt Agenda Eric, Kent 2nd
- Approval of Previous Board Meeting Minutes : Kent, Travis 2nd

2. Resident Comments (limit 5 min)

3. Officer's Report

- President:
 - Eric pulled the usage data from the pool during the additional week it was open for discussion.
 - Eric texted the fountain guy about fountains not working well. Fountain has been working lately. Waiting to hear back.
- Treasurer:
 - Luxury is now charging a fuel charge, which is per the contract.
 - HOA Management revised the fee for services. The increase is negligible.
 - Security has been discontinued for the season and the bill has been paid.
- Maintenance:
 - Down to once a week. We are no where close to hitting our water limit for the year.
 - Mowing will slow down in October.
- Design Review Committee:
 - Several paint requests have been coming in. Covenants do not specify which colors are allowed or not allowed. Discussion about how the board is going to proceed with the unapproved house colors. The covenants state that the design review committee has the final say. Colors will be voted on by the board prior to HOA management taking further action. The board has elected to draw up a resolution to take the color request to board vote if the DRC is challenged to the color choice outside of "earth toned" colors.

4. HOA Manager's Report – Heather Wells

- Inspection Update:
 - Further discussion of DRC form submittal for paint and other projects
 - Grass violations are slowing down. Dept. of agriculture has predicted severe drought for next year. This will require strategic planning for our watering cycles as well as residents

5. Unfinished Board Business

- Pool Closed for Season:
 - Yes.
- Pool Winterization:
 - Brand Plumbing vs HMS
- Lighting at the Pool:
 - Kent, Troy, and Eugene added lighting to the pool.
- Smart Security Inc.
 - Stopped Service
- Luxury Complaints:
 - Kent addressed concerns about the service from Luxury. Things should be corrected for next season. Cameron has complained about the low canopies of the trees.
- Rip Rap Spraying 2024:
 - Kent, Luxury, and Living Waters
- Pickleball Court / Sidewalks in HOA:
 - Tabled for next month

6. New Board Business

- Landscaping Bid for 2024:
 - Suggested to get Lucky Touch to take care of the entrances. This would be significantly cheaper than Luxury
- Pool Vendor for 2024:
 - Using Platinum Pools. We are happy with them.
- Living Waters Fountain Removal:
 - Reaching out to them to get the fountains removed for the winter.
- Annual HOA Meeting Date/Location:
 - Security 1st, January 23rd at 7:00 pm.
- Covenant Amendments:
 - Christmas light removal. The standard Christmas light season will begin November 1st and extend through March 15.

7. Off-Agenda Items:

- None

8. Next Meeting – October 25, 2023

- *Beginning 2024, the monthly board meeting will be held on the 4th Tuesday of every month.

9. Executive Session

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10. Adjournment

- Meeting adjourned at 8:12 pm Sept. 20, 2023