**Evans Mill HOA**

**Board of Directors Meeting**

**April 17, 2023**

**Minutes:**

Location: Gazebo in Common Area

Present: Jeff Bojonell, President, Alejandro Merizalde Vice President, Polly Meyer Secretary, Nicole Lee, Committee Liaison, Don Hopkins Internet /Social Media Lead, Gene Passarelli, ACC Chairman.

6:01 PM meeting called to order by Jeff Bojonell

**I. Minutes review from January 16, 2023**

**a.** There was a motion to approve the minutes by Gene Passarelli and seconded by Jeff Bojonell. A unanimous vote was received to accept the minutes.

**II. Financial Report**

a. Ray Whitby was not present at the meeting, but his Annual Budget was presented and discussed. There were numerous questions concerning the budget. A vote was taken to table the discussion of the budget at this time. (See votes) Jeff will discuss a meeting time with Ray Whitby and some of the questions presented at the meeting. Concerns were expressed about the amounts budgeted for the annual meeting, legal fees, the website, and the lack of a budget for capital improvements.

b. Polly Meyer requested money to be approved for the front entrance plantings and repair to the watering system. A vote was taken and approved for new plantings this spring. (See votes)

**III. Old Business**

**a. Parking Rules**

Gene Passerelli reported that there have been four applications requesting approval for parking vehicles on homeowner lots and all have been approved. There are several more in the neighborhood that require approval. He will continue to work on those.

**b. Architectural Application Form**

Gene Passerelli reported that there needs to be a new application form that addresses

only tree removal to simplify that process. Jeff Bojonell stated he would work on creating that type of form. Jeff also remarked that he would add above ground pool decking requirements to the new ACC form.

**c. Website Update**

Alejandro Merizalde reported he is working on the website. He will make a new front page and send out for comments. He is also updating some pages and trying to improve the posting ability on the website He will try to create a “how to post” to give others the ability to help update the website.

**d. Front Entrance Trellis work**

Polly Meyer reported that the trellis work on the back side of the front entrance has been completed by Tim Tabak and he has paid for the supplies himself. There was no cost to the HOA. Work is continuing for shrub planting and vines to help conceal the trellis and then mulch. A previous budgeted amount had been voted on for this work.

**IV. New Business**

**a. Survey**

Don Hopkins reported that he didn’t have much response to his initial questions concerning a survey on Facebook. He will continue to try to get more responses and keep the questions very limited initially. He may start with just one question.

**b. Common Area Committee**

Nicole Lee reported that there have been discussions of how to use the Common Area. Ideas have included: a walking track, playground improvements, pickleball, sports fields, and even a community pool. It is felt that a “Lifetime” playground is a better investment rather than wooden, though it is more expensive. Nothing more definite has been decided and costs have not been explored. Alejandro Merizalde offered to use the map and try to come up with a walking track pathway that could then be used as a guideline to start mowing that area shorter. The lawn service can be requested to cut it shorter and also use homeowners to cut that pathway more frequently than the rest of the area.

**c. Miscellaneous**

**1.**Gene Passerelli reported that speeding on Old Airport Road continues to be a problem.

**2**. Polly Meyer reported that Tim Tabak has requested that someone else take over the responsibility of decorations for holidays at the front entrance and light bulb replacement, as needed. We will request this in the next newsletter to the neighborhood.

**V. Votes**

**a.** Jeff Bojonell made a motion to table the discussion of the budget until Ray Whitby could be present and Don Hopkins seconded the motion. The motion passed unanimously.

**b.** Alejandro Merizalde made a motion for $300.00 to be allowed for front entrance plantings and repair work to the watering system. The motion was seconded by Jeff Bojonell, and it passed unanimously.

**c.** Jeff Bojonell made a motion to adjourn the meeting and Alejandro Merizalde seconded the motion. The vote was unanimous, and the meeting was adjourned.

The meeting was adjourned at 7:57 PM

Next Meeting: July 17, 2023