



02 JAN 2023

10:00am

Secretary's Home

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**Meeting Type:** Special

**Meeting called to order:** at 10:00am by Mike Hanna

**Note Taker:** Christy Goins

**Attendees:** Christy Goins(Secretary), Mike Hanna (Board 4), Brandon Crenshaw(Board 5), Stephanie Miller (Treasurer)

Board discussed:

ITEM 1. best way to send the 2023 Ballots (through management software or old system)

ITEM 2. when to make the new Association Management Software live. We need to make sure it's ready for property owner accounts to be active.

ITEM 3. Covenant enforcement: There have been repeat complaints by two residents regarding covenant violations, more specifically boats/trailers/disabled vehicle on jack stands. Mr. Hanna created Violation letters for the most common infractions and a Fine Schedule document. Board discussed fine amounts for violations and how the violators will be notified. Mr. Hanna will upload these documents into the PayHoa system.

ITEM 4. Roads- The standards the board has been asking for the paving company to uphold (based on owner complaints) will need to be lowered. Unfortunately, the contract a former board member signed and initiated with Asphalt Paving Solutions is too vague to enforce what should be common expectations (and apparently was verbally promised). Mr. Hanna will make another attempt to get at least the most apparent defects in the paving project resolved.

ITEM 5. Gates- The gates now have Comcast High-speed internet capability and are ready for a system upgrade. Mr. Crenshaw will initiate the gate system upgrade previously approved by the board.

Meeting Adjourned- 11:45