

Scofield Farms
Minutes
BOARD OF DIRECTORS MEETING
July 19, 2010

- I. Call to order at 6:45 pm
Present - Steve Walden, David Negrete, Tanya Quinn, Leigh Ann Brunson, Shelley Karn

- II. Approval of Prior Minutes
Review and approve minutes of the Board meeting held March 29, 2010.

Motion David Second Tanya Carried Unanimous

- III. Committee Reports
 - a. ACC-ACC will bring an ACC project to the board on proposed 10ft storage shed, we already have some very large ones, proposing guidelines for sheds so board can take action. Proposal is for 10 x 10.

 - b. Pool-Life Guard company owner and manager met with Paul Bull and Jerry. Issues were leaving early, lap lanes, enforcement of rules, blowing whistle. Will talk to them at next in service staff meeting--there are always kids swimming early in lap lane.

 - c. Neighborhood Watch--need it jump started, Emmett Bills will help in any way, but doesn't want to lead, maybe D.J. on Braided Rope would be interested. Karn will make contact with him and give his number to us. David Negrete suggested a person that may work.

 - d. Social-Sue Jahn will lead volunteer effort of movie in the park. Shelley will be liaison. City permit for 28th and contract for potties, Lori will do. Sue will do movie rental and set up and email advertising, Mike will get park mowed and treated for ants-UFCU will give 1500.00 and get vendor to bring snow cones, starts at dusk

 - e. NNO----first Tues in October, will do block parties for 50.00.....we can get a banner for entrance, ask Hong Kong and Starbucks for donations, need a leader for NNO, a few phone calls and its done. Action by Steve: host at sue's restaurant to get movie thing going, will do same thing when we get close to NNO.

- IV. Treasurer's Report
 - a. Financial Review - end of June 64,322.88 in op funds, 47,500 in operating fund's Money Market, Capital Reserves are at 29k 38.6, We could slide more into MM if Kirsten thinks it's a good idea. Lori will check with her. What's our expense rate for contracts, what's our net income, budgeted for 19K in expenses each month, running close to that generally, always going to look like we're off because they aren't breaking out costs, they have everything in the pool like chemicals, pesticides, lifeguardsthis month we're over a little for some extra costs, collections going very well, delinquency has been 10 pages, now 2 pages. Montessori will be coming on to our accounts

Motion: to authorize CMA to accept payment plans up to 12 months for delinquencies. Carried.

 - b. Delinquency Review & Attorney Collection Status

- I. Old Business
 - a.Stack Demolition & Maintenance – arrangement with Hess to trim lot, trash can is still there. We can put on curb, Lori will call city to pick it up, she agreed we can take out of her escrow account to maintain the lot. The assessments were paid for the year.

 - b.Bylaw & CCR amendment status-Walden will send out cleaned up version to board. Finalize our

board thoughts at Sept meeting. Can Connie be ready in 60 days with a write up? Negrete will come back to board with clean doc and put changes in bold. Action: Walden off line will work with Negrete to advance DRV, will shoot bylaw suggestions to us.

c. Asset Management Plan status-walked fences, maintenance supervisor looked at all property, aluminum caps on kiosks need caulking asap, fixed lifeguard stand, pergola at pool is rotten at bottom, can shake it. We need the pergola evaluated for rebuild. Negrete says capital it will be an outlay of 20K-24K. We need to let the neighborhood know our plans. We could take it apart and replace the columns, but connections are suspect. Negrete will get an engineer to evaluate it.---board should review list for maintenance. Lori will send list by email.

d. Fence Guideline Draft status (David) back to deed restriction stuff that David working on

e. Scofield Lane Fence Bids- Lori has bids for SF fence by Montessori, west side of metric....Fencecrete is cheaper than almost all of the other options, includes brick columns just like the rest of our fences.....superior concrete was more, charged 28K, wood almost 20., fence crete 17,500.....way less than we thought. Majority of our fence is superior concrete not Fencecrete. Fencecrete has come out to our property to do repairs. Lori has good relationship with them.

Action: talk to Dan Schultz, have street meeting with affected neighbors, they would have to contribute some funding. If the fence came down, they would have to replace it, it's their responsibility. Will ask Montessori school to chip in since they will be looking at it. We could do payment plan with residents. Lori will send the 5 homes a letter, Steve will make direct contact with them.

f. Pool Plaster Liability-taked to atty, Crystal Clear indicated it was maintenance issue, but they wouldn't provide a letter, (Chris Baird) They are very sure but since they weren't there, they don't want to say. Has Paul maintained records? Talk to person who did reserve study they noted damage. Resurface was 27-28k.

g. Solar Mail Box lighting and gutters-Dallas could help do it? Steve has idea re: how to do it? Tanya will get list of people to Negrete who will talk to them on how. Tony Iglesias, Kalpana.....Lori will get bid for kiosks that leak on mailman.

II. New Business

a. Commercial/Mixed Use Property- Working to resolve clear ownership of property for fees. Montessori lot has not been paying, but will get notice from us. Stays on agenda

b. Fencecrete Repairs

a. Current Bid Review-bid total-6,500.00, authorize immediately needed repairs, also tons of repairs needed behind Hong Kong Market, a lot is vegetation related, authorize letter to all property owners that are affecting fence crete to fix problem or we will bill them for repairs to fence. Fence crete drills down to limestone, superior crete does not.

Motion before board to spend 6,500 to fix fence behind Inland Properties, Hong Kong Market area, carried---- don't want to do more repairs on Metric until letter goes out. Negrete-sh power wash fences while hot and seal, Lori indicated because of shape of fences need to repair before power wash or could damage fences. Walden indicated we could test bleach an area in the interim. Set aside for now. Hess could maybe do it???

c. Drip Irrigation Bid Review – Recommendation from Hess-5,000.00, Hess has to overwater with spray irrigation, wants to go to drip irrigation. Is there reimbursement from city to go to drip, ask Hess about rebate. We could recoup in 3 years. Motion carries.

d. Trees – Recommendation from Hess-Mark Hess wants arborist to look at some trees on Metric that are dying, try to replace with Chiqapin Oaks or other trees not live oaks. We will be getting bid. Board wants to keep notice to for residents to trim trees and how to do it.

We'll send notice about movies in the park and we'll include message about tree trimming dos and don'ts.

e. Metric Median weed control by Hess (near Walgreens) Hess will spray it.

f. Parking – Blocked sidewalks. Call 311.

I. Next Meeting scheduled for September 20, 2010, 7:00pm at the community pool.

II. Adjournment at 9:30pm.

III. Executive Session called to order at 9:30pm and adjourned at 9:53pm.