**September 14th 2021 Minutes of the Board Meeting Casa Del Sol**

Derek , President, opened the meeting at 5:38 PM. All members were present. No additional attendees.

Badger Brothers landscape project approved to trim trees at complex. Mary motioned and all agreed. Requote of the project saved over $2000; $5225 was original bid, reduced to $3025.00 . PM to schedule.

McCoy – improving in some areas but still not blowing some areas well enough. He needs to shut off water where trees were removed. PM to follow up.

Lights are still out in a few areas, by the pool, 800 bldg. garage and 600 bldg. Chris Wade to check these again and if not working Jim Cox to fix if possible.

Derek and Cindy to go visit the owner on Ash, large Cottonwood tree is encroaching the roof lines of some of the buildings. Potential issues with roof damage. Requesting splitting cost with owner to trim tree.

Folks at 300 bldg. still complaining about dog poop in area, ask McCoy to clean up - PM to let McCoy know to check this area.

Unit 211 – door jamb is in need of repair, not covered by HOA. Also, bird cage needs to be removed and stucco repaired. PM to notify owner.

Gutter project also approved. Mary motioned and board approved. Will schedule work with Demigod Gutters after tree trimming is completed. This is a post fall project to schedule this properly. PM to schedule work with Demigod.

Gutters have been repaired on 100 building North side – JDS to complete door stucco work by 9/18/21..PM to follow up.

Garage Door being left open in unit 122. Owner to have this repaired by Oct 15th, PM to send letter outlining what she committed to and follow up.

Pool – 2 bids received from professional pool companies to take over maintenance and chemicals in pool for 2022 season. Current provider will not be asked to bid as not licensed or bonded. PM to follow up early 2022 to line up pool service. Two current bids were substantially less than existing vendor and both professional pool service and pool equipment companies. Board needs to approve new vendor at one of the next meetings. Pool reopens in April of 2022.

Derek and Cindy to schedule and hold a conference call with HOA Atty to discuss short term rental policy. TBD

Derek motioned to establish a fine for those who are illegally parking at property. Warning letter for first offense, 50.00 fine sent to owner and/or property manager after 1st offense. Board approved motion.

Derek motioned and board approved noise violation fine. $50.00 fine to all owners where tenants are violating noise ordinance. 2 or more neighbors must complain and/or police called. Immediate fine for this, no warning letter. Quiet hours remain 10 pm to 8 am.

Derek motioned to establish a fine for owners who do not provide information regarding tenants that live in the unit. Board approved motion. Owner has 48 hours after lease to submit proper paperwork to HOA. Tenant Info sheet and front page of lease with details is what needs to be provided to HOA for all non-owner occupied units. If paperwork is not received 100.00 fine will be issued. PM to ensure at Escrow Company and agent are aware of what forms need to be provided to HOA. Derek to add to website.

PM to call/ email every owner on spread sheet (where information exists) to verify owner occupied, who lives in unit and if managed by a Property Management Company. PM to ask each owner whether they have concerns with short term rentals or any other issues at the property. Board requests a pre-active approach to try to mitigate issues before they start.

PM to update parking rules sheet and policy sheet in general and post in bulletin board and on website (Derek ) to ensure everyone has policy and rule memo.

Susan made motion to adjourn meeting at 7:05 PM