

East Quincy Highlands II HOA
 Board Meeting Minutes
 November 1, 2021, 5:30pm, via Zoom Call

Attendance Board Members:
 Robert Firenczi, Board Vice-President
 Barbara Spitzer, Board President

Also in attendance:
 Tara Harris, Community Resident
 Garrett Wright, Brightview Landscape
 Lindsey Reese, Circuit Rider of Colorado
 Sarah Shepherd, Circuit Rider of Colorado

Agenda Item	Notes
<p>Call to order/agenda/new member appointment</p>	<p>The meeting was called to order at 5:38 pm. The Agenda was approved by acclamation acknowledging that items may be taken out of order. Upon a motion by Director Spitzer, with a second by Firenczi the Board voted 2-0 to appoint Tara Harris as a new Homeowners Association Board Member. The Board discussed potential candidates for the Board. Management will reach out to possible candidates via phone and will report back. Upon a motion by Director Firenczi, with a second by Director Spitzer, approved the minutes from August 2021, 2-0, as presented.</p>
<p>Updates/ 2022 Budget</p>	<p>Ms. Reese reported on the Brightview contract renewal process. Emerald Isle and Brightview Landscape maintenance contractors have both submitted proposals. Brightview is on a month-to-month contract at through the end of the year moment and should have winterized the sprinkler system at this point, though there hasn't been a billing yet for this service. The detention pond maintenance will need to be added to either service contract. Ms. Reese presented the 2022 Budget draft, including detail about transitioning to bill.com for invoicing of residents as well as bill pay to vendors. Samantha Bocskey from Emerald Isle, attended to present the landscape services proposal for 2022. The proposal included year-round maintenance plus a mowing of the retention pond. Ms, Bocskey detailed the services and provided within the contract proposal and the detailed needs for the retention pond and its peculiarities were described. The Board discussed snow removal for 2022 snow season. Upon a motion by Director Firenczi, with a second by Director Spitzer, the board voted 3-0 to approve the Brightview Snow removal contract, as presented. Management will circulate the contract for signature. The board discussed implementing bill.com invoicing to customers. Management will begin the rollout so that the Q1 2022 invoice will be conducted on bill.com, and mailing/emailing will be sent to all residents prior to the implementation. Communication response from residents will be reported to the board. Compliance with payments is very high with EQHIIHOA. Upon a motion by Director Harris, with a second by Director Spitzer, the Board voter 3-0 to approve the bill.com contract beginning as soon as possible.</p>

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	<p>Ms. Reese presented the 2022 budget with information related to the 2021 year-to-date actual spending on projects. Discussion followed.</p> <p>Director Harris asked about the reasons for replacing the playground equipment at both parks. The playgrounds are aged and there are some damages as well as safety/ADA compliance.</p> <p>Ms. Reese noted that fencing care might be the focus for 2022's maintenance program and requests to homeowners..</p>
Architectural Control Committee	<p>Discussion followed regarding the recent ACC violation letters circulated and outstanding ACC requests currently pending, as well as the hearing process for ongoing violations that will be proceeding into the process of incurring fines.</p> <p>The Board voted to approve for collections the referred homes for ongoing violations.</p>
Adjournment	<p>The Board approved by acclamation to adjourn the meeting at 7:23pm. The next Board meeting is scheduled for Monday, January 3rd or 10th, 2022 via zoom.</p>