

East Quincy Highlands II HOA
 Board Meeting Minutes
 December 13, 2022, 5:30pm, via Zoom Call

Attendance Board Members:
 Barbara Spitzer, Board President – Absent
 Brian Dixon, Vice President
 Robert Firenszczi, Secretary/Treasurer
 Tara Harris, Board Member

Also in attendance:
 Sujata Trehan, Circuit Rider of Colorado
 Sarah Shepherd, Circuit Rider of Colorado

Agenda Item	Notes
Call to order/agenda	The meeting was called to order at 5:38pm. The Agenda was approved by acclamation acknowledging that items may be taken out of order.
Updates and Reviews	<ol style="list-style-type: none"> <li data-bbox="440 898 1468 1024">1. <u>Meeting minutes review - approve June 27, 2022, and Annual Meeting Minutes</u> Upon a motion by Director Firenszczi with a second by Director Dixon, the Board approved the minutes from June 27, 2022, 3-0, as presented. <li data-bbox="440 1024 1468 1234">2. <u>Review 2023 Meeting Date and Annual Meeting Date Proposed Times</u> The Board reviewed the proposed dates. Discussion followed. The Annual meeting will be held in person at the Smoky Hill Library on Monday February 27, 2023. Management to add 2023 meeting schedule to calendar and website.
Repairs & Maintenance	<ol style="list-style-type: none"> <li data-bbox="440 1234 1468 1339">1. <u>Gazebo electrical lighting installation proposal review</u> The Board reviewed the proposals for park gazebo lighting. Discussion followed. The Board will review the proposal in 2023. <li data-bbox="440 1339 1468 1476">2. <u>Brightview work order proposals review</u> The Board reviewed the proposals from Brightview for tree spraying, winter watering and other options. Discussion followed. Management to obtain quotes for daily and monthly port-a-let for Highland Park. <li data-bbox="440 1476 1468 1570">3. <u>Update on lighting repair for holiday lighting at entrances</u> Some lights are still out. Management to inform Patrick to fix the light strand that is not working.
Legal Review	<ol style="list-style-type: none"> <li data-bbox="440 1570 1468 1738">1. <u>Review and consider acceptance of Waste Management Proposal 2023</u> The Board reviewed the proposal from Waste Management. Discussion followed. Management to request bulk item pickup twice a year, to potentially add as an addendum item to the proposal. <li data-bbox="440 1738 1468 1772">2. <u>Review and consider Landscape and Snow Maintenance Proposals 2023</u>

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	<p>The Board reviewed Landscaping proposals. Discussion followed. Management to follow up with additional quotes for specific landscaping items - termite spray, concrete work, detention pond maintenance, entrance improvements etc.</p> <p>Upon a motion by Director Dixon with a second by Director Firenszci, the Board approved the Snow maintenance proposal from DesignScapes Colorado, 3-0, as presented.</p> <p>Upon a motion by Director Dixon with a second by Director Firenszci, the Board approved the Landscaping maintenance proposal from DesignScapes Colorado, 3-0, as presented.</p>
Review ACC and Violations	<ol style="list-style-type: none"> 1. <u>Covenant violations</u> Management shared resident communications. Discussion followed.
Financial Items	<ol style="list-style-type: none"> 1. <u>Customer Late Fee Review and Discussion/Hearings</u> The Board reviewed the current aging report. Discussion followed. Management to send 1st Notices to owners that have a balance due. 2. <u>Financial Reports</u> The Board reviewed the financial reports. 3. <u>2023 Proposed Budget</u> The Board reviewed the 2023 proposed budget. Management to update the proposed budget based on Board feedback.
Executive Session re Board Membership	No Executive Session was held at this meeting.
Additional Manager Items	Management gave notice to the Board that Circuit Rider of Colorado will be transitioning out of managing the HOA and will draft a proposal request for the Board's review and circulation at its next meeting.
Additional Board Member Items	No additional Board member items at this meeting.
Adjournment	<p>The Board approved by acclamation to adjourn the meeting at 7:56 pm.</p> <p>The next Board meeting is scheduled on Monday February 6, 2023 via Zoom.</p>