

November 30 meeting.

This was conducted via zoom. All members present and we were joined by Rick C.

Brian made a motion to accept the minutes, second by Denise. Motion passed.

Open meetings: Discussion on the committees view of this. Rich stated that the board, in the spirit of transparency, is reviewing all committees and deciding which are necessary and put forth mission statements for each. This is being handled by Ellen and John. Currently the board feels all meetings should be open. The committee continues to feel as if this is a bad idea leading to misinformation and angry rumors. The committee has recommended that all zoom meetings be organized and conducted through the board and Castle management.

Power washing: Is set to be scheduled in the end of January so that all holiday decorations are removed. There will be no wall washing on FWC due to the recent painting. There needs to be a designated refusal, such as trash cans in driveway for all residents who do not want it done.

Algicide: This is considered to be done every other year. As we look at companies to provide this service a list of questions can be sent to Mark with a master list sent by Sam.

Mulch: the mulch was not spread out well and some complaints have arisen. This includes the destruction of grass by the trucks.

Sweep Service by Salazar: It was offered for \$10 a homeowner, with a min of 8 homes. A memo should be sent out to residents to call and ask for this service. The price doubles for this service otherwise.

All About Lint: lint removal is a homeowner's responsibility. In the spirit of safety, a group rate was offered to all MB residents. It is the owner's responsibility to call and arrange this. Castle needs to send out memo on this.

HOA: Damage has been noted to roof flanges. The chlorine used has caused rusting to occur on some homes as well as previously reported landscape damage. It is recommended that all owners inspect for this damage. Per Rich the HOA is responsible for incidental damage, not wear and tear on home exteriors.

Insurance: the committee continues to consider saving costs to homeowners. Ian will delay presenting a HO3 vs HO6 plan as the insurance community settles.

Castle management: While the office continues to provide weekly information, there are complaints that the office is slow to follow up or reply despite a 4th staff member.

Bait traps: these traps are marked by green stickers on the walls. Some residents have removed them. Office should send out memo stating their purpose and the residents should call to receive new sticker replacements. This memo should also educate residents about the bait trap functions as some residents are worried that bait may attract the insects to the area.

Lakes: Brian reports that there is little information about lake maintenance available. He feels that the grasses are now sizable, and it may become more costly to 'fix' the problem if left to bloom unchecked.

Resident complaint: A resident reached out via the villa tab about landscaping damage from Ian. He stated it was never cleaned up and it is killing his grass. Debbie went and looked at it. It appears to be landscape screening between 2 closely sitting homes. Two hedges are healthy but leaning shading the grass underneath. Debbie feels the landscape between 2 homes is private property, and the owners are responsible. Rich feels as if this is common property. If this is common property, the HOA needs to take care of it. HOA and office need to resolve this with the homeowner either way.

The next meeting will be Dec 21. Further meetings may be adjusted to precede the new board meeting days so that issues are brought forth prior to meetings.