

**Vivante HOA
Board Meeting Minutes
August 18, 2021**

Board/Management Attendance: Waqas Javed, Chad DeMaris, Jon Heaton, Michaela Calzaretta, Teresa Carney, Debi Harris, Wayne Smith, Trudy Smith

Public Forum Items:

Jerry Rogers inquired about a number of topics:

- Are the townhome streets going to be paved?
 - We are working on a bid for next summer. Paving throughout the condos was a priority because the roads were deteriorating faster than in the townhomes, due to more traffic through the condos. Budget and timing are the biggest obstacles for this work.
- Does Avignon pay for use of the Clubhouse and pool?
 - Yes, they always have and continue to do so. They also pay half of the dumpster that was placed in the townhomes on a trial basis.
- Are repairs throughout the community done based on the Reserve Study?
 - Yes and no – it all depends on how we can stretch the budget and choose priorities that best meet the needs of the community.
- What are the remaining projects for this year?
 - Condo stairwell painting continues, and nuisance trees that have caused cement damage in the townhomes are being removed. Trees will be removed by Will and his grounds crew this fall. The cement will settle over the winter, and we'll reassess in the spring.
- Fence behind Building I that is being pushed up by a tree root.
 - The Board will look at it and discuss with the grounds crew.
- Invasive trash trees in the townhomes:
 - Jerry will send addresses for these trees to the Board. The Board will then evaluate.
- Request for a “surround” for the dumpster in the townhomes:
 - Since the dumpster is only there on a trial basis, we will not be putting in a surround. Having a surround only encourages people to put items outside the dumpster, instead of in in. This is one of the biggest problems with the dumpsters in the condos.
- Who is operating the pool and general grounds clean-up?
 - Chad DeMaris, Vice President of the HOA. All costs relating to pool maintenance and grounds maintenance are the same, the difference being that a private company is being engaged to periodically clean the Clubhouse.
- Susan Knight inquired about the number of commercial vehicles in the community:
 - The Board is aware of our policy regarding such vehicles and things are discussed on a case-by-case basis. The Board will continue discussion in Executive Session.

- Gym equipment:
 - The Board is well-aware of the condition of some gym equipment. New free weights were purchased for \$300. The previous weights in there were personal items of residents who took them back when they moved. The bikes and ellipticals will be replaced first and we are entertaining quotes now. Justin Valdez will work with President Waqas Javed to assess the needs of the gym and what could be used in the space, since Justin has experience with gym maintenance.
- Garbage rules:
 - Avignon will be contacted and reminded of our community's garbage rules. However, since both Vivante townhome residents and Avignon residents use the temporary dumpster, both communities are responsible for improper use.

There being no additional items to discuss with the Public Forum, community members were dismissed and the Board went into Executive Session.