SCR HOA October 2020 General Session Board Meeting
October 20,2020 6:30 PM via ZOOM

The meeting was called to order by President Venkat Malapati.
In attendance were board members, Grace Han, Jennifer Yu, Wenona Van Winkle and approximately 25 homeowners and Nikki Kirk a representative of the Cedar Management Company.

A financial report was provided by Nikki Kirk.

Committee Reports were provided as follows

Adjudicatory Committee report given by David Ruesch:

The Adjudicatory Committee expects to:
Restart monthly hearings - fourth Monday of each month- time will be 6:30 to 7:30 (longer if needed)
Temporarily conduct via Zoom so that everybody can come regardless of health
and likely begin in person meetings in spring when spread has subsided
For next two months, the committee will focus on siding and shutters (common issue right now)
Begin ride along' s with inspectors (can ride in separate cars and speak via phone if there is COVID-related concerns)
Begin a newsletter/communication that will help people in general home maintenance. Sometimes this will coincide with issues seen on inspections but does not necessarily. Object is just to assist people to affordably maintain home and maximize value of their investment.
The committee chair found vinyl shutters and shutter hardware in stock at local home improvement stores.

Clubhouse Committee report by committee chairperson Karyl Curlee

HVAC – Both clubhouse Heat Pumps were inspected. One of the North systems needs to be replaced and one repaired. In the South, one needs refrigerant. An estimate from 3 companies has been obtained. Waiting for board approval to have the work done.

Storage Rooms – Both storage rooms were cleaned out. In the North, items of value were placed in the office to be kept secure. Two items in the South were placed in the side room.

Trash Area – The trash area of both clubhouses has been cleared and garbage cans emptied. We ordered 2 trash cans for the North (one to replace the broken one) and for the South one new recycle can to replace the missing one.

Thanks to Samir Borkar, Divyesh Patel and Venkat for helping us with the clearing of the Storage rooms and trash area.

Furniture – Furniture has been ordered for inspection/evaluation.

Key Cards – We have been in contact with RFP Technologies which activates the cards. They have been helpful.

Railings for North Clubhouse front steps – Received one estimate & waiting to hear from 2 more companies for an estimate to install railings on both sides of the North clubhouse front steps.

Landscape Committee report by committee chairperson Rick Painter

PROJECTS for LANDSCAPE COMMITTEE

1) Meet with Bartlett and tour SCR to find the immediate needs as related to trees in the subdivision - Was done on October 19th, 2020
2) Met with Trees Charlotte and tour SCR to find the immediate needs in the subdivision - Was done on September 2nd ,2020
3) Clean dead wood around pond
4) Meeting with ACOE on October 29th.
5) Take down cherry trees on Tom Short
6) Plant trees around pond to replace beaver damage
7) Address plantings on Tom Short - A long term plan is needed
8) Get backflow preventers inspected
9) Look at each monument and schedule landscaping repairs
10) Make sure pruning is done at Tom Short wall and endcaps
11) Make sure winter flowers are installed in monuments
12) Collect ideas to improve the aesthetics of the Alvarado/Spur Ranch area
13) The contracts are under review; working to meet By-laws and CC&R

Infrastructure Committee Report given by chairperson Jack Amar

1. Benches have been pressure washed but still need to be painted. Proposals for painting have been approved by the board.
2. Ashwani has coordinated w city to regrade at culvert at the intersection of Spur Ranch and Tom Short. It is my opinion the city still has work to do to reduce ponding that causing cars to hydroplane.
3. City stormwater and Army Corp of Engineers have been contacted regarding rotting trees in wetlands along sound Rock Rd. The Corp has confirmed trees that cause imminent danger to private property can be cut and dropped in the wetlands or can be taken for firewood. I am still trying to see if the city will assist in cutting. No conclusion yet.
4. Corp has agreed to visit SCR and review conditions at Pond 2 at Saddlebrook South and provide input as to what can be done to clean up the dead vegetation along the shoreline. Landscape committee will assist during the corps visit.
5. Chris Manz will provide a proposal to repair the damaged column in private drive off Tom Short along with cost to survey remaining stone condition.

ARC Committee Report

No open ARC requests with the committee as of 10/20/2020

Announcements:

The Annual Meeting and elections date of December 8, 2020 was announced, and date was confirmed by Cedar Management Company who will begin distribution of announcements and proxy ballots.

New Business:

The lighting project was tabled at this time. Board members wish to re-examine this project when more information is available to determine the extent of the project and cost.

The replacement of one HVAC at the North Clubhouse and repair of second unit was approved. $7479.00 (4-0)

The installation for a railing at the front steps of the North Clubhouse was approved. $900.00 (4-0)

The removal of a rotted/hollow oak tree from the common area was approved$1200.00 (4-0)

The removal of leaning trees in the natural area behind Cactus Valley homes (safety issue per Bartlett) was approved $495 (4-0)

The repair of HVAC unit at South Clubhouse was approved $400 (4-0)

The meeting was adjourned

Respectfully submitted.
Wenona Van Winkle