

The Refuge
Board Meeting Minutes
August 17, 2021

Called to order 7:06 PM
Adjourned 7:40 PM

Attendees:

Sam Mikitarian
Bob McClellan
Diane Busch

Discussion Items:

- A. Previous Meeting Minutes
 - a. Minutes from the July meeting were reviewed and approved.

- B. Preservation lane fence and road status
 - a. Charlie Bennett is currently replacing 2 broken posts on the privacy fence
 - b. He accidentally broke the sprinkler supply line while digging, but he is able to repair it
 - c. Heavy rain is also delaying progress

- C. Landscape contract review
 - a. After meeting with Pleasant Places and monitoring their performance and communication, the board has decided to request bids from other landscape contractors.
 - b. Current contract will remain in effect until a firm and affordable contract is in place from another vendor.

- D. Budget
 - a. Spending is in line with projections
 - b. Board will begin 2022 budget formulation in September
 - c. Payments for the new fountain and for dock lock servicing will be made this week

- E. Fall Cleanup Day look-ahead
 - a. Target date is 16 Oct 2021
 - b. Preliminary list of goals/actions
 - i. Railing on dock
 - ii. Backflow valve cover at neighborhood entrance
 - iii. Benches at pavilion

- iv. Flowers/shrubs/etc
- v. Community bulletin board

F. New construction on Lot 49

- a. Debris fencing has been installed on the lot, indicating construction will begin soon
- b. The refundable construction security deposit of \$5,000.00 has not been received by the board
- c. Board is prepared to prevent construction from beginning until deposit is received

G. ARB Requests

- a. Ongoing
 - i. 8585 RPC
 - 1. Brick staircase
 - ii. 5400 Walking Stick Lane
 - 1. Tree removal
 - 2. Rain gutters
 - 3. Deck repair
- b. Upcoming
 - i. 8533 RPC
 - 1. Exterior Paint
- c. Missy Cordero and Sam Mikitarian to meet and discuss further ARB actions later in the week

H. AT&T Fiber Optic Cable installation

- a. Job foreman was unhappy with quality of work performed by installation crews, so he is replacing them. Work suspended until new crews arrive and weather permits.
- b. Board reposted AT&T's information sheets to community Facebook page so neighbors understand installation process and know how to send complaints to contractors if needed

I. Next board meeting set for 7:00pm on 21 Sep 2021 at 8649 Refuge Point Circle

J. Meeting adjourned