

The Refuge
Board Meeting Minutes
September 21, 2021

Called to order 7:08 PM
Adjourned 8:00 PM

Attendees:

Sam Mikitarian
Bob McClellan
Diane Busch
Missy Cordero

Discussion Items:

A. Previous Meeting Minutes

- a. Minutes from the August meeting were reviewed and approved.

B. ARB

- a. Missy Cordero and Mike Randolph will ask two neighbors to trim plants, hedges and trees on their properties
- b. Construction on Lot 49 seems to be imminent. All HOA fees are paid, and site preparations have begun. HOA will monitor progress and contact developer as needed.

C. Landscape contract review

- a. After receiving bids from several landscape companies, and in light of improved performance from our current landscape company, the board has decided to leave the current contract in place and continue to closely manage performance.
- b. Specific factors leading to this decision are:
 - i. The bids from other landscape companies are consistently almost 50% more expensive than our current contract.
 - ii. These companies are candid about the difficulty they're having in hiring and keeping employees. Between Covid-19 illnesses and a slim labor market, their ability to meet their client's needs has been stretched dramatically.

D. Budget

- a. Spending is in line with projections
- b. Diane Busch noted unusual admin fees on our community water bills. She will contact Charleston Water System to find out what they are for and if we are required to pay them.

- c. Board began formulating the 2022 budget by listing major property improvements to be accomplished in the coming year. Board also reviewed 2021 spending and recommended adjustments to the discretionary part of the budget to allow for unexpected costs.
- d. Sam Mikitarian reminded the board that a bill for lighting and sprinkler repair work is en route from our landscape company.

E. Fall Cleanup Day look-ahead

- a. The date has been set at 23 Oct 2021
- b. Rain date will be spring cleanup day in 2022
- c. Ro Reid is the POC for this activity
- d. List of goals/actions
 - i. Remove Gates from Entryway Sidewalk
 - ii. Patch Dock Railing
 - iii. Cut back branches at dock entry
 - iv. Replace playground bench
 - v. Planter boxes and flowers at pavilion
 - vi. Backflow valve covers
 - vii. Pressure wash picnic tables at pavilion
 - viii. Sweep/blow pavilion
 - ix. Stain bench at pavilion

F. AT&T Fiber Optic Cable Installation

- a. Installation in our neighborhood is complete
- b. Problems, outages and breakage on homeowner lots and in common areas have been (or are being) corrected by the cable contractor

G. Preservation Lane

- a. Charlie Bennett has replaced two posts on the privacy fence along the lane. He will provide a bid for replacing the remaining eight posts.
- b. Charlie Bennett has also re-graded the road surface

H. Next board meeting set for 7:00pm on 19 Oct 2021 at 8649 Refuge Point Circle

I. Meeting adjourned