

Independence East Homeowners' Association Board Minutes – July 29, 2020

The July 29, 2020 board meeting was held at 3:30 PM in Bruce Murphy's garage. Attending board members were Ralph Nesbit, Tom Wolfe, Mary Neelon, Bruce Murphy and Virginia Hardy. Also present was Sandra Elam, Landscaping Committee Chairman.

Minutes of the June 24 meeting were approved as printed.

Landscaping Committee – Sandra Elam

Because of the heat, some projects are on hold. Diseased plants have been removed.

Major trimming is finished. Pine straw will be put down when painting is completed.

The Sprinklers Maintenance Committee has met with Jeff Cline, who has made recommendations for placement. Sprinklers have been moved off city water to well water, which will save money.

An Ad hoc committee has met with Spectrum to look at 30+ boxes. Shrubs have been cut away from them so that they can be painted.

Any requests to the Landscaping Committee should be put in writing.

Financial Report – Tom Wolfe

Tom continues to work with Ryan Walker on the budget and financial reports. Copies are attached.

Ralph gave an update on the painting of the units. Painters are anticipating about six more weeks of work. There has been a request for gates that are facing the street, side by side, be painted the same color. Bruce reported that the dilapidated gates will be replaced.

The painting contractor is responsible for the quality of the job, which is under warranty.

Drainage beside 3711 has been addressed. 30 to 35 foot ditches have been dug and will be filled with gravel, which should solve the problem.

Replacement of asphalt in the quads.

This is an issue that needs to be addressed immediately. An asphalt company would take out enough of the existing asphalt to lower the pitch so that water can drain. The cost would be approximately \$50,000, which would increase the dues for the next year

considerably. It was stressed that this is a problem that needs to be addressed immediately. Work can begin with quads 3701 and 3703. Money can be borrowed for the additional quads.

Mary moved that we proceed with getting quotes so that the work can begin, with the understanding that there will be an assessment. Tom seconded the motion, which carried. Bruce will contact asphalt companies for additional quotes.

Those homeowners affected by the repaving and the assessment will be notified by letter.

The next meeting was set for August 17.

Respectfully submitted,

Virginia Hardy
Secretary