

Montibello Homeowner's Association, Inc.

Board of Directors

Meeting Minutes for Monday, October 9, 2017

I. Call to Order

The meeting was called to order at 6:05pm at Kathleen Clay Library by John Flynt in the absence of President George Gibson who was detained and arrived later. Additional members present: John Flynt, Maggie Scott, Coble Fonville, Maggie Gault, and Robin Pegram, Property Manager. Libby Smigel absent.

Homeowner Input and Comment:

Mike and Jan DeBartolo, 3503 Giovanni Way: Inquired regarding the status of the sprinkler system, and advocated for removal of the gum trees. Expressed preference to have the gum tree in their yard removed and not replaced.

Terry Troxler 3702 Belfry: expressed concern that certain individuals are not picking up after their dogs on a regular basis, and are parking in the visitor's area above the gas line easement regularly but intermittently.

Bill Gault, 4708 Hanberry: presented the Architectural report

Bill Clark, 4600 Merlot: reports dead pines behind his unit and requests removal. Volunteered help in distributing information to residents without computer access to the Montibello web site.

Margie Lester, 4700 Merlot: Reported a persistent water leak at the end of Hanberry in the curve opposite the natural area, against the curb. And a second water leak at the end of Champagne on the inner side of the curve.

Lefty and Betty Stone at 4610 Hanberry: reported chronic troughs in turf around their unit, which members offered was common following the use of large mowers by TSI through 2016. Crepe myrtle needs pruning with branches resting on the roof, and concerns that this is a pathway for insect infestation in the roof area.

Jeff Chavis for Frances Chavis, 3101 Belfry: Requests removal of a sprinkler head right next to the driveway spraying into garage and driveway.

Betty Washburn, 4611 Adonica: asked questions and expressed concerns regarding the poor condition of the lawns, and asked about remediation plan. Expressed support for the dog walk at lower Hanberry.

Bill McCutcheon, 4608 Hanberry: Advocated for the lower Hanberry dog walk area.

Marge Birge, 4301 Hanberry: commented on pruning of shrubbery adjacent to their unit.

Martha Whittemore, 4601 Hanberry: no notes on comments

Marilyn Reynolds, 4609 Hanberry: Reviewed neighborhood issues, spoke in support of lower Hanberry dog walk area.

Sue Wood, 4606 Merlot: expressed concerns regarding Leland Cyprus shrubbery dying in back of their unit, and standing water during heavy rains.

II. Old Business

To-Do List Follow-up: See Property Manager's report

Minutes of September 2017 Meeting: Minutes were circulated prior to the meeting. Motion to accept, and second was received and unanimously passed.

Other Items: See the Property Manager's report.

III. New Business

Treasurer's Report-Coble Fonville:

Very close to budget with exception of slight increase in residential water expenditures. Finance Committee met and is awaiting final information on roofs before next committee meeting to finalize the 2018 budget.

Delinquent accounts will be reviewed in the executive session.

Robin reported that the insurance adjustor has denied our insurance claim for hail damage to the roofs, and distributed the report to board members. And we are awaiting estimate on replacement of pipe boots from Skywalker Roofing. Roofer did meet with the adjustor. The adjustor looked at the two units previously reporting damage, and also inspected a random sample of 6 different buildings. He could not validate evidence of hail damage on the two roofs in question where hail damage was reported by a building inspector prior to sale. Rather, the adjustor noted signs of wear and tear, and blistering from sun damage, which are not covered by insurance.

Some missing shingles were identified likely due to wind damage, and those will be repaired. It was noted that the roofs still had life in them. Replacement of the pipe boots was recommended to prevent leaks.

Robin agreed to send a letter to the two homeowners where damage was first reported by a building inspector.

Roof replacement is slated to begin in 2019 and this is reflected in capital reserves.

IV. Committee Reports

Architecture-Bill Gault reporting: Approved a storm door and porch enclosure. Have a request for a whole-house generator, however this is the first request ever received and the Committee has no standards against which to evaluate a request. The Committee has requested

photos of a finished project. May have to delay longer than 30-days to make a decision. George Gibson noted that the only previous generator installment was at the unit on the far west end of Merlot used to power the sump pump; and the only standard applied at that time was that the generator not be visible from the street.

Social-No Social Committee

Landscape Committee-Marilynn Reynolds reporting: Reviewed minutes of the most recent Committee meeting. Requested Board action on quotes for extending the fencing along the gas line easement. Requested Welcome Committee proceed with planned distribution of landscape rules and regs to new residents. Board will review fencing quotes in executive session.

Requested feedback from landscape architect regarding gumball trees. Robin replied that she had received a return letter from the architect who noted the trees are narrow with limited spread of the seed fruit, and is not offering any remuneration. George Gibson and other members noted that there was a verbal ‘warranty’ or agreement stated that we would have no gumball trees in the planting at that time, but no written warranty, so this limits our recourse. So now a decision has to be made regarding the future of these trees. There are 20 of them along Merlot, and Giovanni Way. Several residents commented they would be happy have the trees removed and not replaced. Gumballs that fall to ground would be treated the same as leaves or any tree refuse, and managed by landscape service. This prompted a brief discussion of leaf management/pick-up, and Robin will check on this.

Requested input for the Committee on entrance maintenance, including sign painting. John Flynt noted that the board has been trying to limit expenditures on any entrance maintenance due to city’s planned expansion of Horse Pen Creek Rd. The construction easement going into place for that will involve destruction then reconstruction of our entryway, sparing the brick wall.

Mailboxes are budgeted for next year, and the Committee is requesting clarification on whether they will be painted or replaced. Why replace them if we can paint them?

Committee requests updated report on status of irrigation system. Robin reported on LIS visit to evaluate the system. LIS has submitted a 5 page report detailing needed repairs at about \$10K, And also a proposal for regular maintenance for additional cost. The LIS report was distributed to board members by Robin. Board will review and act on report in Executive Session.

Committee is concerned that plan for the landscape contractor to remove and replace shrubs at will is not adequate for keeping homeowners adequately informed when someone will be working in their yard. And also homeowners have expressed concern that there is no way to identify the landscape workers – no uniform, etc. Robin Pegram agreed to follow up with the landscape contractor. Robin also her concerns regarding landscaper permission to remove and replant at-will; and that this model is not typical for the contractors who may require more structure and approval prior to removal of plantings.

Committee requests follow-up with the drainage issues; especially in knowing how to identify those homes with drains in front and how/if they should be regularly maintained. After some discussion it was agreed that Robin will put out a notice to homeowners describing the drainage issue and requesting notice to Lambeth if repair/attention is needed in their front yard.

The Committee reports that it stands behind the plan to make a dog walk on lower Hanberry.

Requested feedback regarding when dryer vent caps will be replaced. Robin reported this is scheduled to occur anytime now with Lambeth making the replacement per Robin's list where replacement is needed.

Requested the Board increase the pine straw budget for the spring of '18.

Committee approved a homeowner request to replace a removed clump of pampass grass with just pine straw.

Welcome Committee-Maggie Scott reporting: Welcome Committee has not met, volunteers were requested.

V. Property Manager Report-Robin Pegram:

Brick around lightpost on Merlot was removed and pine needles put down.

Johnson claim will be discussed in executive session.

Landscape Committee is reviewing homeowner request to simply replace a previously removed pampass grass with pine straw/grass instead of more pampass grass.

Tree removal on Champagne and far northeast end of Merlot was completed on Oct 5th.

Hollies in back of upper Hanberry will be pruned by landscape contractor.

Irrigation System evaluation is completed. LIS has submitted a detailed report which will be reviewed in executive session.

Roof hail damage claim completed and denied. Awaiting estimate from Skywalker roofing for replacement of all roof pipe boots. Repairs pending on missing and damaged shingles.

Landscape contractor is scheduled to plug and seed this week.

Spoke to City of Gso about planned road widening work. They will not prohibit u-turns at the intersection and have planned for curb expansion to allow this. Members requested confirmation of the planned L turn arrow at the traffic light.

Completed walk through neighborhood with Landscape Committee and received return letter from the landscape architect regarding the gum trees.

Reviewed Board's previous decision to have landscape contractor remove and replant shrubbery at will. Robin advises that it would be preferable for contractor to have more specific guidance and approval. Board will discuss and get input from Landscape Committee.

Has emailed Tim Apple about follow-up inspection of the questionable trees on Hanberry.

VI. Concerns of Board Members

Maggie Gault-none

Maggie Scott-none

John Flynt-none

Coble Fonville-none

Libby Smigel-Absent

VII. Adjournment

There being no further business, the meeting was adjourned at 7:35pm by John Flynt and the board immediately went in to Executive Session. Next Meeting is scheduled for Monday November 13, 6-8p at Kathleen Clay Library community meeting room.

Margaret A. Scott, Secretary

Montibello HOA Board of Directors