September 9, 2026
Attendees: Bob Oliver, Heidi Shippy, Jen Wyman, Greg Hunt, Mike Torres
Owners Present: Sherry Rock, Carissa Stewart & Cody Andrews

Called to order at 6:30 P.M.
Location: Zoom

Notes

- Approval of minutes from the August Board meeting. Motion to accept minutes as written.
- No conflicts
- No Special Guests
- Committee Reports

Homeowners Forum

- Sherry Rock | 7260 W Portland Ave. ~ The resident is still experiencing issues with the patio gate latch. The gate requires two hands to open from the inside, which is difficult due to her arthritis. She is requesting that the latch be replaced with a new, easier-to-operate model. Jen will have Falch & Falch inspect the latch and assess replacement options.
- Cody Andrews | 7458 W Roxbury Place - The resident is continuing to experience water intrusion issues, with the window well filling with water during rainstorms. In addition, a broken underground pipe is causing flooding on the property. The resident is requesting that these issues be resolved as soon as possible. Bob believes the window well may be set too low and noted that the grading appears to slope toward the building. He also observed that the gutters are discharging water into a confined area with inadequate drainage. Bob has agreed to have a contractor inspect the property and evaluate the necessary repairs.
- Carissa Stewart | 7468 W Roxbury Place - The owner is interested in exploring the possibility of converting their assigned carport into a garage. Their unit is the middle unit, and there are currently no garages on either side, so they would like to know whether this type of modification would be permitted. Bob confirmed that any construction costs associated with the garage would be the owner's responsibility. However, the HOA would cover the cost of the garage door and track. Also curious about wires hanging. Jen at Metro advised we'd need the appropriate form completed for Board to formerly approve

Homeowners Correspondence

- Carissa Stewart - See above - same questions/discussion
- Regina Papas - Inquiring about fence pickets being repaired near pool

Managers Report

- See board packet for details

Financials

- Approved pending final Property Manager final review, and final audit

Unfinished Business

- Snow removal proposal - waiting to confirm if CE will provide service to this area before the Board is making a decision.
- 7134 W Portland Ave. - Proposal for removal of broken fence posts, install of new cedar, remove/replace w/six foot pickets and disposal. The Board is asking for this to be rebid to confirm 6" pickets.
- 7164 W Portland Ave. - Board approved proposal pending tree removal from property.

New Business

- Annual Meeting - Scheduled for next month, October 14th
- Valor Landscaping Proposal - 2027 Maintenance contract, increased $956 for entire period
- CovaTree Proposal to remove crab apple tree - Board has approved this proposal for tree removal.
- Valor Landscape - 3 overgrown shrubs on fence line - Board is saying no to this proposal, inviting CovaTree to provide a bid for costs associated with 3 shrub removals.
- BAM Broadband - wants to host a community event geared to signing up residents, giveaways, and food truck event. Estimated dates 09/16/26 or 09/19/26. The Board has opted not to host this event at this time.

Next Board/Annual meeting, Wednesday, October 14, 2026 @ 6:30 P.M.

The meeting adjourned at 7:18 P.M.