

**The Shores Homeowners Association
Board of Directors Meeting Minutes
November 19, 2019**

Present: Board members: Louis Schnierer, Jody Zanecki, Rachel Postigo and Rick Smith were present. Representing Sentry Management was Michelle Antonov

1. **Call to Order:** The meeting was called to order at 4:00 pm by Louis Schnierer

Notice of Meeting: Notice of meeting was sent on November 9, 2019 via email

2. **Minutes:** Minutes from the October 22, 2019 meeting were reviewed and accepted without changes. **Motion:** A motion was made to approve the minutes as presented. (Zanecki; Smith; passed)
3. **Financials:** Treasurer Rick Smith reviewed the October 2019 financials as presented. **Motion:** A Motion was made to approve the October 2019 financials. (Postigo; Zanecki: passed)

Rick would like all invoices outside of normal operations to be sent to him.

4. **Management Report:**

- **CC&R Violations:**

- Current open violations discussed
- The board would like a blanket email sent to homeowners regarding personal landscapers and fall clean-up

- **Operations:**

- Special Assessment**

- Projects nearing the end. Jody expecting a couple more invoices

- Clubhouse maintenance**

- Carpet Stretching bid requested from Intermountain Properties
 - Light bulb check for clubhouse done
 - Furnace-A/C checks scheduled for once a year
 - Pergola and lamppost painting tabled until the spring
 - Pool entry lock system updated bid not received
 - Management to seek a bid from a new janitorial servicer

- Spring 2020 to do**

- Michelle to seek bids for painting the pergola at the entrance and the light posts throughout the Shores for next spring

5. **Old Business:**

- **Reserve Study:** The update from Northstar not received at the time of this meeting
- **Automation of Ditch:** Lou is waiting on bid from Dave
- **Monthly Light Checks:** Tabled until further notice

UNAPPROVED MINUTES UNTIL APPROVED AT THE FOLLOWING MEETING

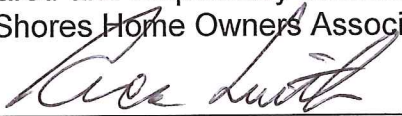
- **Repair of pond #3:** To be removed from agenda
- 6. New Business:**
 - **Preliminary Budget Review:** Each Board member will calculate the expected cost in 2020 for their particular charge. The next meeting to be held December 9th will be a budget meeting.
- 7. Committee Reports:**
 - **ACC:** No update at this time
 - **Landscape:** Jody reported that landscape project is 95% done.
 - **Ponds:** Lou reported on past issues and activities Please see attached Pond and Waterways report
- 8. Future Meetings: Clubhouse at 4:00 pm. (Second Monday of each month)**

December 9, 2019 2:00 pm

Board of Directors Budget Meeting

Meeting Adjournment: The Meeting adjourned at 5:00 pm. **Motion:** Motion to adjourn was made. (Smith; Postigo; passed)

Prepared and respectfully submitted by Michelle Antonov, on behalf of the Secretary, of The Shores Home Owners Association Inc. Rick Smith.



Rick Smith, Secretary of the Shores Homeowners Association Inc.

October Task List.

Task	Person - Started - Completed		
Install new locks at end of season	Management		
Schedule Light Checks	Management		
Bids for painting (pergola and lamp posts)	Management		
Repair south pool gate fob sensor	Management		
Carpet stretching	Management		
Letters to homeowners re: SA	Management		
Light bulb check and replacement in clubhouse	Management		

Ponds and Waterways

Nov, 2019

- The Pressurized Irrigation System was shut down on 10/14, and Sonar applied to all ponds 10/15.
- Cobble/rock was placed on the exposed liner on the waterfall bridge between ponds 2 and 4 to protect it.
- Noxious weeds and dead trees were removed on the W Sherington Ct inlet.
- The common area at end of W Sherington Ct was cleaned, graded for flow to the far end, and sodded.
- The liner was replaced on the water feature across from the pump house. The edge was raised with concrete. The waterfall was adjusted with rocks to minimize splash. A drain was placed closer to the side walk to drain the grass. There is still a leak on the left side when water enters the stream that will be repaired in the spring.
- The pump/dam system feeding the water feature on Bellemonte and Sherington is working and a permanent fix will be made to the dam and pump in the spring. A leak repair will be made soon.
- The water feature on Bellemonte and Shearson will be repaired in a similar way to the above to hopefully eliminate the odor.
- Bulbs for burned out path lighting were replaced with LEDs. 3 need new transformers, and a few need cosmetic repairs. Parts have been ordered and an electrician contacted.
- Water feature lights on both Bellmonte features and on the waterfall on Watersford and Sherason were replaced with LEDs. It was cheaper to replace them than to repair. The waterfall light is not working as there is a power issue to the outlet. An electrician has been contacted.

- Rocks and ground cover were placed to hide the aerator lines going to pond 5.
- Aerator line repair was made on pond 7, aerator valves were replaced on ponds 6 and 7.
- A trial fan was ordered to be placed in the decorative rock to cool it internally. An electrical fix is also needed, and an electrician has been contacted.