**HOA Meeting Minutes: February 10, 2022:**

In attendance: Joe, Matt, Brian, Jill

Absent: Brad (excused)

Meeting called to order: 7:03 pm

Meeting began with a 10-minute recess to review last month’s minutes.

Decision made to approve November 2021 and December 2021 meeting minutes during the next monthly meeting.

1. Approval of January 2022 meeting minutes.
* Jill made a motion to approve minutes.
* Brian objected to minutes
* Matt objected to minutes
* Minutes not approved
* Brian requested that roles of treasurer and member be more clearly defined. Will make adjustments to January minutes and bring back for approval at the next monthly meeting.
1. Review design request for 344 Graham Lane (to be redacted)
	* Joe motioned to reject.
	* Brian seconded to reject.
	* Two members of the board will meet with homeowners to discuss amendments needed for form to meet HOA guidelines.

1. Update on snow removal
	* Area near Kitts continues to be neglected from snow removal.
	* Joe met with homeowner and spoke with homeowner and landscaper together.
	* Plan was made for removal of limbs that had been cut and to ensure that the missing areas are added to the snow removal plan.
2. Address 314 Graham Lane.
	* Violations: broken fence (uneven pickets), trash in street, yard is dead, dead tree needing removal
	* Requested that Sandra send a letter to the homeowner. (property is currently a rental)
3. Update on fence replacement plan
	* Matt provided a fence replacement review.
	* Paint (Solid stain) is coming off in several areas.
	* Discussed options to repair or replace.
	* Suggestion was presented to come up with a plan and priority for fence replacement
	* Will get 3 bids and reassess plan at a later date.
4. Update on Landscape work during winter months
	* Removal of low hanging limbs.
	* Discussed need to revise work statement with landscaper.
	* Brian suggested increasing landscape walk throughs to twice a month.

1. Snow removal plan update
	* Current performance work statement triggers snow removal at or above 2 inches of snow.
	* The board has received a few complaints about ice in front of mailboxes and certain other walk ways in the neighborhood. These areas of icing occurred under the 2 inch threshold for snow removal.
	* Discussed several options for ice removal.

Adjournment of public portion of meeting: 8:08 pm.