Board Meeting Date: 10/20/2022  
Board Meeting Lead By: Matt Bailey (P)  
In Attendance: Brian Graham (VP & T), Kim Gignac (S)

1. Call to Order 7:04pm
2. Roll Call – each board member introduced themselves – meeting held on Microsoft Team Virtual meeting – 2 community members joined
3. Approval of September Meeting Minutes; Brian motioned; Matt Second. Minutes were approved – Matt will post on website.
4. Update on Board Members and positions
   1. Two positions available
   2. Will advertise and gage community for interest
   3. Will go through the election process
5. Annual Meeting
   * 1. YMCA\* - Plan A – cost is $40 hour
     2. Candlelight – Plan B
     3. Grace Community – Thursday nights difficult for scheduling
     4. Library too small
   1. Annual meeting will also have an online option
6. Pool Update
   1. Pool is closed for the season
   2. Pool was winterized / Brian to provide further details
      1. Dirty Water was reported multiple times; Our pool maintenance company told us this was a problem across all of his accounts due to not being able to secure the proper chemicals caused by supply chain issues. He is sourcing other chemicals/vendors so we are in better shape next year.
   3. Need to get things in the maintenance building cleaned up / electrical closed up/ Matt contacted the pool vendor to take care of this.
   4. Matt turned off the pool light for the season
   5. Need to purchase a fire extinguisher per fire Marshall / probably need to check first aide and make a purchase. Brian will order new Fire extinguisher; Kim will look at first aid kit and make sure it is not expired.
   6. Other Pool Items
      1. Will have chairs power washed when pool opens next spring
      2. Research ordering tables/chairs and umbrellas for next season; Brian will research commercial grade and report back to board.
      3. Will replace drinking fountain/water bottle filler/ Brian will contact plumber to repair leak and install
      4. Board approved installation of speakers for music to be played during pool hours.
      5. Pool attendants worked out very well. Thank you to Brian for coordinating this
7. Landscaping
   1. Kim and Matt did a walk through. Things looked good. Landscaper indicated he removed all tagged dead shrubs. Matt will follow up and inspect.
   2. Time of year where we review work performed, ensure we are still getting a good value for the cost. Review bids from other companies
   3. Meeting with arborist Sav A Tree next Wednesday for pruning and tree advice
   4. Sprinklers are now off for the season
   5. Landscaper to start blowout next week
8. Property Management
   1. Face to Face meeting scheduled for next week
   2. The board will be evaluating yearly performance
9. Fence Update
   1. Sample section was completed
   2. Board approved the continuation of fence project on the west side.
      1. Phase 1 complete
      2. Phase 2 near completion
   3. Fence project is nearly complete. One small section to finish. Expecting an invoice soon. Slightly higher then estimate due to the weed issues along the fence way
   4. Board is working on a standard for raised fences on homes that back to grass sections and fence panels that are converted to gates.
   5. Sonya’s Fence section: we have our fencing vendor going to replace the pole. Scheduled to be complete in November.
10. Dog waste stations
    1. Wires and Pipes were mapped out for additional station in native grass area & posts were installed. Scheduled to be completed by end of this week 10/22/2022
    2. Brain and Kim are going to empty the waste stations 10/21/2022 ,
    3. Board approved Brian would initiate a contract with a professional waste disposal company to set up service. The same company used by Roxbury Ridge.
    4. Will add more station in the water retention area.
11. Projects / Budget - based on Reserve Study (see item 13 for reserve study information)
    * 1. Continuation of Fence Project
         1. Carlson BLVD (2023)
         2. HWY 60 (2024)
         3. Small fences (2025)
      2. Round About Clean Up
         1. Holiday lights on big tree
      3. Carlson Farm Signs Refresh
         1. Left side sign
         2. The main sign in the center of the walking path
         3. Some type of digital sign in round a bout
      4. Sprinkler work
      5. Rock bed refresh with curbing
      6. Pool Refresh / Replacement
12. House Painting Update
    1. The Board has received multiple requests for new updated pain design changes. The board will be updating paint covenants to provide more flexibility on the garage and trim colors within the parameters of approved paint colors. The board feels by making these changes to keep up with current trends it will add value to the community.
    2. The Board will work with the Management Company to document and implement the changes and will notify the community once this is complete.
13. Reserve Study/HOA dues
    1. The board is in contact with Association Reserve to hire them to do a Reserve Study for our neighborhood. They will help us understand the rate of deterioration of our assets and help us plan for future capital projects or repairs. By having a 3rd party analyze this it gives us the correct data to help us determine fair and reasonable increases to our dues and reserve funds for emergencies to help avoid any surprises or special assessments. More information to follow.
14. City of Johnstown Project
    1. The Board met with the city of Johnstown to walk a storm sewer project that will impact out community on the South side of subdivision by the farm
    2. Trees have caused issues with storm drain and it needs to be dug up and replaced; the city will take care of replacing any landscaping/sod lost in the project
    3. Date TBD / Before Winter / The board will notify homeowners
15. Public Comment – no public comments were made
16. Round Table – Board members did not have anything else to add; Regretfully we did not record this meeting but will do so in the future.
17. Next board meeting is scheduled for 11/10/2022 at 7pm – Teams link will be provided and meeting will be recorded. Community members can contact the board to request a copy of the recording. [theboard@johnstowncarlsonfarm.com](mailto:theboard@johnstowncarlsonfarm.com)
18. Adjournment for Public 7:42pm Brian motioned to adjourn and Matt 2nd
19. Executive session was scheduled but postponed until next week after we have collected more information for items of discussion.
20. Adjournment for board members 7:50pm