



THE OPEN AND EXECUTIVE SESSION OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. BOARD OF DIRECTORS MEETING MARCH 18, 2021 was called to order at 7:00 p.m. via virtual live stream and telecommunication for the purpose of reviewing operating business and Executive matters.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present by teleconference: Larry Hogan, Pete Lugo, Ernesto Avellaneda, Erin Stapleton, Chris Collins, Jim Scott and Guadalupe Ramirez. Absent members were Vickie Jackson and Pete Kurz. High Sierra Management representative present was Sherri Carey.

CONSTABLE REPORT

Constable patrol representatives were present to provide a report for February 2021. Questions were answered from the membership present.

FINANCIAL REPORT

The financial report for the month ending February 28, 2021 was presented to the Board for review. Management also advised the 2020 audit and tax return are in progress and reports will be forwarded for review once available.

OPEN MEETING

Residents were previously invited to attend the meeting through virtual teleconference. The floor was opened for resident comments or questions. The following items were discussed:

- Issues with WCA Waste damaging trash cans, missed pick up, leaving trash in street.
- Commercial vehicle parking issues
- Proposed patrol hours changes
- Yard of the month postponed until May
- Committee organizational meeting
- Ongoing deed restriction violation issues

COMMUNICATIONS

The Board discussed the possibility of changing the clubhouse message board to a digital message Board. Also discussed was the possibility of pursuing subsidy for such from the PFMUD. After further discussion, the Board agreed to table this item for future consideration and when available funds might allow for such.

Website coordinator volunteer Mark White gave updates on website progress and communications through the monthly e-newsletter. The Board also discussed adding landscape articles to assist residents in the cleanup needed since the winter freeze event.

FACILITIES

Management advised that bid solicitations for lifeguard services have been sent out and bids received will be forwarded to the pool coordinators as received for review and further advisement on setting a meeting date with the perspective contractors.

Management provided a draft COVID 19 Liability Waiver recommended by legal for use in opening the clubhouse facility for rentals. The Board agreed that clubhouse rentals can now resume pursuant to CDC and County/State guidelines for gatherings and safety precautions and that the waiver be added to the clubhouse rental agreement for future use.

CONTRACTS, MAINTENANCE AND BIDS

Repairs and Maintenance – Management presented the updated work order report and additional items discussed were as follows:

- Dog bags needed
- pool II plaster repair schedule
- entry monument pressure washing and paint touch ups
- Schedule meeting with landscaper to review additional maintenance needed
- Investigate how to clean area in between TC 2 fence and neighboring property
- Perform TC 1 inspection for needed repairs and maintenance
- Mr. Lugo and Mr. Scott will revisit the lighting repair issue at TC 1 and report back to the Board.
- Light repairs needed around the clubhouse.

Management presented the proposed renewal agreement for mosquito fogging in 2021. A motion was made by Treasurer Hogan and seconded by Secretary Collins to approve the renewal agreement for mosquito fogging from Northwest Pest Patrol totaling \$70.00 plus tax per spray beginning in April at one time per week. The motion was approved unanimously by the Board members present.

There being no further business to come before the Board in open session, the meeting was adjourned to Executive discussion at 7:42 pm.

EXECUTIVE MEETING ADMINISTRATION

The Executive portion of the Board meeting was called to order at 7:45 pm and quorum was established with the following Directors present by teleconference: Larry Hogan, Pete Lugo, Ernesto Avellaneda, Erin Stapleton, Chris Collins, Jim Scott and Guadalupe Ramirez. Absent members were Vickie Jackson and Pete Kurz. High Sierra Management representative present was Sherri Carey.

Legal Action Notice – Management provided an update from Association counsel pertaining to the legal demand received from 1093047401 and the response provided. Insurance carrier has been advised of the demand and assigned counsel to defend the Association and management against the unwarranted demands and allegations.

COLLECTIONS

Management provided an update for assessment collections and attorney status. Management advised that demand letters advising of trash suspension would be sent to all delinquent members beginning April 1, 2021 and further update will be provided at the next meeting.

DEED RESTRICTIONS

The deed restriction and attorney action update reports were provided to the Board for review. The Board discussed how landscape repairs should be pursued in order to give residents additional time to recover from the freeze event. The Board agreed that management should focus on separate landscape repairs each month and start with palm tree clean up in April.

Management presented home improvement applications requesting solar panel installation on roofs. Management also presented additional information per Board request relating to State Legislation on solar panel allowance and the guidelines recorded for the Association based on such.

There being no further business to come before the Board, a motion was made to adjourn at 9:35 p.m. The motion was unanimously approved by the Board members present.