**Oceanview Estates Homeowners Association**

**Board of Directors Meeting Minutes**

**August 14, 2023**

1. **Call to Order –** Darren called to order at 12:00. Quorum was present.
2. **Roll Call -** Present: Darren Horst (President), Larry Davis (Treasurer, and Covenant Review Chair), Paula Harting (Secretary), Ian Parrish (Landscape & Pond Chair), Lance Ankrum, guest Brenda Singer
3. **Immediate Actions**
4. **Review & Approval of 5/8/23 meeting minutes –**

**Upon a motion to accept the minutes duly made by Lance, seconded by Larry, and carried unanimously, it was RESOLVED to approve 5/8/23 minutes.**

1. **President’s Comments / Requests**

**A**. This issue with William Agricola’s ARC/Fence has taken time and resources but was necessary due to lack of clarity in some current documents. A reminder to all board members to be respectful and positive.

1. **Reports - NA**
2. **Treasurer – budget reconciled to 7/31/23**
3. Balance Sheet - We received a refund for damage to landscape
4. Income Statement – Outstanding invoices from Kraus
5. Budget Variance – Insurance is underbudget, water & sewage is overbudget, pond maintenance was over budget - investigating a January payment, landscape is underbudget, the 5.90 liability was a sum of 2 reconciliation adjustments.
6. **Committees**

 \* ARC – 2 new requests came in and were approved. We have possible new chair persons.

 \* Activities - 2 gatherings were hosted, the Horsts may do another in the fall. Do we want to get a Social Committee together? Darren will draft and email to solicit volunteers.

 **\*** Communications

 **\*** Social Media

 **\*** Website

 **\*** Landscaping – CommuniTree matched our tree purchase, the salt air had turned some plant leaves brown so Ian is getting them back to health and will use in the west entrance. The plantings are doing well. Ian may switch from mulch to pine straw. Help is needed to weed the plant beds.

 **\*** Pond Maintenance – Ian will check to see if the monitoring of levels is part of the LakeWatch contract.

1. **Old Business**

**A**. Agricola Fence – Update

**\*** Darren – The agencies we consulted are regulatory and the HOA sets the rules. We will need to clarify the ARC request process and update covenants.

 \* The fence will be modified at the city’s expense as they should not have approved it. The wings will be removed, two gates (with locks) will be added, the back will remain open. William will submit and ARC request for this. Approval will be conditional based on the ability to provide maintenance access (at homeowner’s expense). Keys will need to be provided.

1. **New Business**
2. Covenant Redraft- Larry provided a document with input from the Advisory Group on suggested changes. The board reviewed these and provided input. Larry requested that the board review the covenants and make suggestions. All Declarant language will be removed.
3. **Adjournment - Upon a motion to adjourn the meeting duly made by Paula, seconded by Ian and unanimously carried, it was RESOLVED to adjourn the meeting at 1:40pm.**