

ACC MEETING NOTES APRIL 23,2024

Present: Linda Phillips, Kay Chichetti, Paul Miller, Leah Miller and Margaret Jacobson. Ginger Sorenson via phone.

Landscaping issues discussed, need to identify the plants that need removed and spray orange paint on them so Heritage can easily identify them. We would like the plants pulled soon but not replaced until early fall. Last year they were replaced in the heat so many did not make it. We have arborvitae that need removed so we need to determine how many and see if it would be better to get all pulled at once so Heritage can use their equipment to dispose of them. We will need a bid from Heritage for both the plants and the arborvitae. Linda will be working on this.

Parking Lots: Discussion was held and agreed we would not need striping done and right now there is no urgent need for sealing so this will be monitored.

Heritage has reported our drip lines are getting in really bad shape and have needed lots of repairs. It was decided to put this on the wait list for now and we will consider doing this in phases when and if we determine to replace them along with the plastic edging which are also deteriorating.

There are electrical outlets in the Palazzo that are not working. We will contact an electrician for repair starting with Allen Electric from the vendor list. Linda Phillips will handle the contact. It was shared by someone that they had a bad experience with Campbell as well as one of our neighbors so at this time we will look for an electrician if ours does not work.

Sign repair. We reviewed the bids and decided on the one that just replaced the damaged letters instead of replacing all the letters. The bid came from Bulldog Signs. If at a later date it appears this is not working we will look at it again. This will save us money for use in other areas where needed.

It was reported the area with the hill behind 9705 Vincenzo has a mud bog behind her unit where the patio ends. Les will look at it with David to see what can be done.

It was discussed again about the no man's land between our wall and the back neighbors where there has been large amounts of growth and what can be done. We will check with Heritage about possible spraying a couple times a year as the neighbors seem to not be interested. We have previously contacted the City about the issue and nothing was done.

Painting and stucco was tabled to hear from Vern and there is a list that has been started. It was again clarified HOA only covers issues from normal wear and tear. It is the homeowner's responsibility when they cause the damage to the stucco.

There will be no meeting in May and we will be meeting the 2nd Monday at 9:00am each month.  
The next meeting will be June 10th.