

Sanctuary Board of Director Meeting
July 18, 2024
Minutes

Attendance: Patrick Craig, Joyce Freville, Evie Whitworth, Dan Jergens
Special guest: Bonnie Kroening

- 1) Approved minutes from 6/20/24 meeting.
- 2) Secretary resigned from the board. In addition, effective with the September Board of Director meeting, the Director position will also be open. Mulloy will accept applications from the community to replace both positions. The board will decide from those applicants.
- 3) Board meeting minutes and financials are posted to Mulloy website as well as emailed to Sanctuary residents. Residents without an email address will be given a hard copy.
- 4) 10406 - entry point where raccoons entered was sealed. (Paid by owner.)
- 5) The following landscaping was discussed:
 - a) Grind existing stump (tree was previously cut down without removing stump) – Action: approved
 - b) 10427 - dead tree. Action: approved to be cut down
 - c) 10506 - request to have tree in backyard trimmed. Action: declined. According to the Sanctuary Condominium Planting Guidelines, “all plantings on the side and back of units next to the house are the responsibility of the unit owner to plant and maintain.” Therefore, the Board declined request to have the Sanctuary Association pay to trim the tree.
 - d) 10535 and 10541 – concern for leaning trees was discussed. Action: We do not believe there is an immediate threat to the property at this time. We will ask the landscaper to look at it each month to make sure it is not endangering property.
 - e) Rain sensors were installed on sprinkler system.
 - f) Discussed dead plants from original landscaping in front yards. Action: we will monitor for possible replacement. Please let Mulloy know if any of your original plantings in the front yard have died.
 - g) Unightly landscaping. Action: Mulloy will send notification to residents with landscaping that is unsightly.
- 6) Roof replacements are tentatively scheduled to begin for three buildings on 8/8 (schedule to be confirmed with roofers).
- 7) MSD representative, Yozette Borges, contacted Patrick Craig via email. After reviewing his questions, she advised the following:
 - a) Regarding the retention basin: she indicated MSD does not own or maintain such. She further advised these items are the responsibility of the owners or the HOA.
 - b) She advised that MSD does have a basin credit program. Apparently, there are specifications that owners/HOA’s must follow before knowing if they qualify for a reduction. There is an application process that requires a lot of work according to her. Action: We will look into the basin credit program application process.
 - c) Regarding billing questions, Dave Vogel with billing, checked the numbers and advised there was no duplicate billing for the periods of concern.
- 8) 10437 and 10439 request to reseal driveways. Action: approved.

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- 9) Discussed concerns with dogs not being kept on leashes. Action: Mulloy will send notices to residents violating the policy as needed.
- 10) Dryer vent inspection at owner expense is beginning in August.
- 11) A list of resident responsibilities was provided to residents last month. Please add it to binders.
- 12) Mulloy sends a welcome kit to new owners that includes owner responsibilities.
- 13) The meeting was adjourned at 5:10 PM.