

APERTURE HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING
AUGUST 17, 2023
VIA ZOOM – 3:00 PM

Present: Bruce Mclean
 Jim Stormont
 Jim Jose
 Joe Robinson, Toad Property Management

Joe called the meeting to order at 3:00 p.m. and said there was not a quorum. Joe explained motions could not be made but the Board could continue to discuss topics.

Jim Jose explained an encroachment had been identified on Lot 9. Jim said the encroachment was approximately 2.5 inches over the building envelope into the 25 foot setback. Jim explained roof overhangs were permitted but this small encroachment was stone. It was generally agreed the encroachment was minimal at 2.5 inches for approximately 10 inches and the encroachment had no impact on other properties. After discussion it was agreed Joe would draft a letter stating the Association accepted the small encroachment (2.5 inches) of the structure and there would be an additional design review fee of \$2,500.

Jim Jose explained the Lot 9 landscaping had not been completed in accordance with the approved plans and the contractor was actively working on bringing the landscaping back within the lot line. Jim confirmed a new Improvement Location Certificate (ILC) would be prepared and be part of the Lot 9 sale documents.

At a future board meeting the Board would vote on requiring a Form Board Survey to be prepared to ensure future encroachments would not occur as many homes were building to the edge of the building envelope. Joe agreed to draft a letter to owners, circulate to the Board for comment, and then have legal counsel review.

At 3:30 p.m. the meeting adjourned.

Minutes prepared by Rob Harper, Toad Property Management