

**Festival / Celebration Homeowners Association**  
**Board Meeting Minutes**  
**August 19 2015**

Members present: James Yoder, Charlene Gammell-Doley and Kim Homan. Absent was Chuck Landi and Mary Sutton.  
KMS Rep: Debbie Triboli

**Call to Order:** Meeting was called to order at 6:15 P.M.

**Minutes:** Board reviews the minutes from the June 25 2015 meeting with no stipulations. Charlene motions to approve, Kim seconds, all approve.

**Financials:** Board reviews the July 2015 financials with no stipulations. Discussion about the cost of storm clean up. All other costs are tracking well. Board asks Debbie to change the pest control from monthly to quarterly. Board further agrees to sweep any amount over \$30K in the checking account over to the reserves two times per year.

**Old Business:**

1. Block Party Follow up – Since Mary is absent this item is tabled.
2. Budget Review – James reviewed the draft presented at the last meeting. The board agrees that a slight increase is warranted and approves an increase to \$35 per month. There were only a couple of minor changes. Debbie will make the changes and email to the board for final approval at the October meeting.
3. Revitalization Plan – The board reviews the revitalization plan as prepared by James for the common areas. Those items include grass removal on Ray frontage, landscape border repair/level, sidewalk repairs, wall repair and painting and other small items in common areas G, C, D, E and F. After discussion and review of the plan the board has prioritized the removal of the grass on Ray frontage as the first item. Debbie will make arrangements to meet with BJs Landscaping on site for further discussion and an estimate.

**New Business:**

1. Tree Trimming Bids – The board has 3 bids to review. After some discussion the board agrees to use BJs Landscaping with some adjustments as to the amount of work to be done. Debbie will represent the revised bid to the board.

**Open Discussion:**

There are no homeowners present so there is no discussion.

**Next Meeting Date – October 21st 2015**

**Meeting Adjourned at 7:48 P.M.**

Submitted by  
Debbie Triboli  
Community Manager