

Festival / Celebration Homeowners Association
Board Meeting Minutes
Zoom meeting
July 19 2023

Members present: Joyce Diaz, Brandon Boyd, Kim Homan and Fatih Karatas.

One Homeowner present.

KMS Rep: Debbie Tribioli

Call to Order: Meeting was called to order at 6:03 P.M.

Minutes: Board reviews the minutes from the May 17 2023 meeting with no stipulations. Fatih motions to approve, Kim seconds, all approve.

Homeowner Violation Appeal: Casey Ribar is present to appeal the violation for non-compliance of a screen door. Mr. Ribar explains that the submittal was sent in March of 2021 and that it was COVID and items were hard to find and he came as close as he could to what was approved. He respectfully asks that the Board reconsider the violation and waive the screen door that was installed. Board explains that they will discuss further in the closed session and that the management company will get back to him with their decision.

Financials: Board reviews the June 2023 financials and approves with no stipulations. Board discusses the name change of the Bank. Debbie will forward into to Joyce. Discussion about charges for backflow inspections. Debbie to research the costs. Discussion about tree trimming. Debbie to forward the Board a copy of the 5-year contract. Kim motions to approve the financials, Fatih seconds, all approve.

Old Business:

1. Irrigation Repairs Update - Joyce is working on creating a spreadsheet/map of all common area irrigation repairs.

New Business:

1. Board reviews drywell cleaning bids from Torrent Resources and Storm Water Pros. Board unanimously agrees to proceed with the bid from Storm Water Pros. Board would like before and after pictures taken.
2. There is an electrical outage reported at the corner of Ray and Sean by the landscapers. It is affecting the irrigation. Electrical repair proposal is \$1095 to repair. Board unanimously agrees to approve the proposal from Liteguard. In the meantime, it appears that the City did some repair work in that area and they may have been the ones that did the damage. Debbie to follow up with the City.
3. Terra Verde invoices 28939, 28940 and 28941 are NOT approved until Joyce speaks with Terra Verde for further clarification.

Open Discussion:

1. There is no additional open discussion.

Next Meeting Date – Next meeting date is September 20 2023

Meeting Adjourned at 6:29 P.M.

Submitted by
Debbie Tribioli
Community Manager