

Scotsdale Bluffs HOA
Meeting Minutes

When: April 27, 2021

Time: 6:30 PM

Where: Zoom Meeting

Call to Order

- The meeting was called to order by Kathryn Vetter at 6:30 PM.

Establish Quorum

- A Quorum of the Board was established:
 - Kathryn Vetter – Present
 - Karen Blanchette – Present
 - David Runkle – Present
 - Jenny Kidd (Ameri-Tech Representative) – Present
 - Dan Greenberg (association attorney) - Present

Notice of Meeting

- A notice of the meeting was posted 48 hours in advance, per Florida Statute.

Approve Minutes of Last Meetings: January 26, 2021 and March 4, 2021

- Kathryn Vetter made a motion to waive the reading and approve the minutes, David Runkle seconded. All in favor.

Review & Accept Accounting and Balance Sheet for March 2021

- A motion was made by Karen Blanchette to accept the financial reports as presented, he was seconded by David Runkle, and it was unanimously approved.

Manager's Report

- March financials have been sent to the board.
- There was an email sent out to the community about mailbox conditions and on the next inspection, Jenny will be writing up people for mailboxes that need repaired.
- There were in the end two companies that submitted information for the front entrance signs.
- Paving in the community is complete.
- Next scheduled meeting is July 27th.

Old Business

- Pavers
 - Jenny is awaiting the guidance on the pavers from the city.

- Front Entrance
 - The board is waiting for new drawings from J. Bolt who is an all inclusive option for the front entrance. Karen spoke to David Warren from J. Bolt and he said that his proposal may actually be reduced by \$10,000.00.
 - The board will be meeting again as soon as they can when they receive the updated proposal from David.

New Business

- Solar Panels in the Community
 - Kathryn asked Dan about where and how the association could put guidance on the solar panels into the documents and communicate it to the membership. It seems that most board members would like to keep solar panels from being forward of the door on a lineal plane.
 - Jenny asked about Article 7 in the association documents which state that the ARB has the power to make changes to the Planning Criteria and have those changes recorded. Kathryn then asked how the voting for this would happen. Dan stated that the amended standards would need to be approved by the ARB at a 48-hour notice meeting similar to a board meeting. The ARB and board together will craft the standard that both groups agree with, and the ARB would formally adopt those as part of the Planning Criteria and then it would be recorded to the public record.
 - There is discussion with the attorney about if the idea of keeping the solar panels from being forward of the door would be acceptable and in accordance with the current solar laws. Dan said that with the limited guidance that is available in the law and case law, this should be acceptable.
 - There was discussion about the current Planning Criteria being out of date. It was agreed that this is an issue that should be reviewed.
 - There was discussion about mandating Tesla panels be used. Dan said that the HOA cannot mandate the use of one particular vendor.
 - It was decided that the following guidelines could be used, the ARB is going to draft full guidelines and present them to the board.
 - No hardware should be visible from the ground.
 - Any piping needs to be the color of the roof.
 - Panels may not be forward of the front of the door unless supporting documentation is provided.
 - There was discussion of solar roofs being installed in the community. It was decided that the board and ARB would be looking at the solar roof that has been installed at nearby community. That roof is located on Knollwood Drive or Parkwood Drive. It was also discussed that if it looks like any other roof in the community, there should be no issue.
 - Kathryn asked about how it would affect current ARB guidelines. Dan said that this is a whole new issue that would be carved out to just describe solar.

- Dan asked about how the efficiency is determined by solar companies, what percentage is efficiency and how much power is expected to be produced. Justin Wagoner then explained his experience with solar. The engineers come out and do a show review and look at how much area would need to be covered. His house would need about 90% coverage, and that is why he is looking at a solar roof. Michael Vetter also spoke about his experience with solar and how he has almost the entire back of his roof covered and he is still paying for energy in the evening.
- Open Forum
 - Discussion of an open ARB request, it was determined that since the ARB said they would approve it unless there was an guidance from the board that would contradict the approval, it could be approved.
 - There was a discussion about possibly having a picnic and garage sale in the fall.

Adjournment

- A motion was made by Kathryn Vetter to adjourn the Board Meeting at 8:06 pm, she was seconded by Karen Blanchette, and the motion was unanimously approved.