Attendees: Brian, Randy, Rick, and Jackie

Finance: went over bank statement of current account.

Grounds: went over common areas and covenant---

               1- The board reviewed existing covenants, and based upon those covenants, elected to approve the painting of brick homes (see additional considerations evaluated below). The color and request should still be submitted to the board for approval as usual.

               2- Discussed the updates and appearance of each entrance and we'll be getting quotes together to discuss.

ARC: The new members of the ARC are: Ashley Truitt, Daryl Akin, and Jennifer Ermolaev. Congrats! :)

The board is also researching and requesting quotes to update our Neighborhood Website.

The board has decided to work collectively as a social committee as well to bring together more neighborhood events.

Board considerations in evaluating painted brick approvals:

Board considerations of painted brick request:

* Covenant 2a states the following:
  + "When repainting any portion of the exterior of the home, the choice of colors must harmonize with other house colors in the subdivision."

In considering this covenant, this only applies to colors selected when repainting a portion of the exterior. It does not proscribe painting a previously unpainted surface. For example, if a neighbor were to build a wood fence, the fence would be a previously unpainted surface. That neighbor certainly wouldn’t be proscribed from painting this ‘unpainted’ surface.

* Covenant 4 states the following:
  + "Whenever dwellings erected on any lot are constructed in whole or in part of concrete blocks, cinder blocks or any other fabricated masonry block units, such blocks shall be veneered with brick, natural stone, painted, stucco or other approved material over the entire surface of exposed blocks above finished grade.”

In considering this covenant, the board considered ‘brick’ to be more akin to a ‘fabricated masonry block unit.’ Accordingly, given these block units allow for painting, the board felt that Covenant 4 allowed for painting of brick.

* The covenants are very specific when something is not allowed. There are multiple examples of when a modification or request is prohibited via the covenants (e.g., covenants 3, 3a, 3b, 5, 6, 7d, etc, etc). Nowhere in the covenants does it state that brick cannot be painted (this has been discussed at prior board meetings).
* Given Covenant 4, the board elected to treat a painted brick request in accordance with any other ARC request (e.g., require a request and approval, require written documentation of the intended change).