

Ratifications February BOD Meeting October 5, 2022 – February 10, 2023

1. 10/12/22 – Board denied request for Master assessments to be billed semiannually.
2. 10/12/22- Board approved 2023 assessment letters.
3. 10/12/22- Board approved change request for the Watters Branch retaining wall in the amount of \$8,340.
4. 10/18/22 – Hemingway Landscape Needs – Board voted to table and discuss.
5. 10/18/22- Board approved Estates landscaping projects in the amount of \$11,038.23 from Capital Improvements.
6. 10/19/22 – Board approved draft resolution for Chateaus HO-6 Policy.
7. 10/20/22 – Board approved Phase II of Trails landscape project in the amount of \$12,608.78 from Reserves.
8. 10/20/22 – Board approved Chateaus increase letter.
9. 10/24/22- Board approved email to owners regarding Compass reservations.
10. 11/1/22 – Board approved the Chateaus HO-6 letter and Q&A from townhall meeting to be mailed and emailed to owners.
11. 11/4/22- Board approved tree work at the Southern Hills cemetery in the amount of \$13,760 from Operating.
12. 11/7/22 – Board approved the estimate from Furniture Solutions for the new office in the amount of \$129,467.40 from Enhancement Fund.
13. 11/10/22 – Board approved the installation of a speed table on Boston Lane in the Estates in the amount of \$12,245 from Operating.
14. 11/14/22 – Board approved the Grove’s social committee budget of \$980 from Operating for a community event.
15. 11/18/22 – Board approved the immediate tree removal in the amount of \$6,950 and pool repair in the amount of \$47,603.25 (both expenses from reserves) for Latigo pool in North.
16. 11/22/22 – Board approved the estimates from C & B Landscape for \$40,299.22 and Simply Horticulture for \$24,750 for Hemingway landscape project.
17. 11/22/22 – Board approved Hemingway increase letter.
18. 11/29/22 – Board approved Meridian’s estimate of \$4,895 for the pumphouse repairs in Hemingway.
19. 11/29/22 – Board approved the Chateaus 16-month insurance policy without the wind hail buydown.
20. 11/29/22 – Board approved Hemingway assessment letter draft.
21. 12/9/22 – Board approved a loan to Chateaus for the insurance policy from the master operating budget with a 3% interest rate.
22. 12/9/22 – Board approved a loan to Watters Branch for the wall repairs from the Enhancement Fund budget with a 3% interest rate.
23. 12/12/22 – Board approved Hemingway disbursement to owners, cover letter, release form, and reimbursement of \$408.36 for clubhouse special assessment.
24. 12/12/22 – Board approved a fence setback variance for account #510WB0236.

25. 12/14/22 – Board approved a change order to complete the landscape enhancement work along Custer frontage landscape beds in the amount of \$13,385.77 to be paid from the Enhancement Fund.
26. 12/21/22 – Board approved the construction budget for the new office in the amount of \$106,733.35 and \$675.00 to insulate the conference room for sound proofing.
27. 1/6/23 – Board approved the annual meeting date of March 23rd and the candidate questionnaire.
28. 1/17/23 – Board approved Hemingway townhome exterior repairs and painting project estimate from Vensure Group in the amount of \$244,722.44 and paint upgrade of \$7,265.45.
29. 1/24/23 – Board approved new office computer hardware in the amount of \$23,299.19 to be paid from the Enhancement Fund.
30. 1/25/23 – Board approved a change order request for Latigo pool repair in Craig Ranch North in the amount of \$26,740.00 to be paid from North's reserve fund.
31. 1/27/23 – Board approved the Chateaus insurance letter.
32. 1/31/23 – Board approved an updated quote for the new office computer hardware in the amount of \$25,626.17 to be paid from the Enhancement Fund.
33. 1/31/23 – Board approved to have the attorney draft an amendment to the HO-6 policy for the Chateaus and Hemingway.
34. 1/31/23 – Board approved the 2023 event schedule with funding level for individual events to be approved at a later date.
35. 1/31/23 – Board approved the Director of Operations to contact the Association's attorney to investigate if the McKinney Corporate Center Monument Committee Policy needs to be recorded.
36. 1/31/23 – Board approved the following for way finder and monument signage:
 - a. Approved the three-bar design and locations of updating the way finder signage to begin the process of obtaining bids.
 - b. Approved the neighborhood signage design to be of rusted metal with aluminum letting, the neighborhood name to be in script and then "at Craig Ranch" to be in print. The bidding process with this design will begin.
 - c. Approved the master monument design as is but raising the height of the monument and lifting the signage. Bidding process will begin.
 - d. Approved adding light to the entrance towers.
 - e. Approved adding additional square CR logos to the endcaps of community entrances.
 - f. Way finder and Monument signage priority list:
 - i. Way finder- Update/Remove
 - ii. Neighborhood Signage- Update/Add
 - iii. Add new monuments
 - iv. Major entry monuments
37. 1/31/23 – Board approved to remove dead trees from the Tour tree easement without replacements.
38. 1/31/23 – Board approved for the Director of Operations to obtain an opinion from Southern Hills Service Area Committee regarding fence maintenance.
39. 2/7/23- Board approved new office IT needs in the amount of \$19,749 to be paid from Enhancement Fund.

40. 2/8/23- Board approved Chateaus Tree Trimming. \$7000.32 50% from operating and 50% from reserves.
41. 2/9/23- Board approved Zoom phone system for new office. Provides \$5,294.90 savings over a 3-year period versus the current phone system.
42. 2/10/23- Board approved renewal landscape contract with C&B Landscaping for Hemingway and Spicewod.