

**PEPPER TOWNEHOMES HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
VIA ELECTRONIC AUDIO AND VIDEO CONFERENCING  
SEPTEMBER 1, 2021**

If any owner would like to participate in the meeting via *video & audio conference*, please contact the management office, no later than 2:00 p.m. on September 1, 2021, so that we may confirm ownership and send you a meeting link via email.

**AGENDA**

- **CALL TO ORDER**  
The Meeting shall be called to order by the Association President immediately following the annual meeting of members scheduled at 6:00 p.m. just prior to this meeting.
- **HOMEOWNER FORUM**  
Members are free to speak on any matter of interest to the Community. Members must observe rules of decorum and not disrupt the Meeting. Each person will have five minutes to speak. The time guidelines ensure that others will have an opportunity to speak.
- **APPROVAL OF PREVIOUS MEETING MINUTES**  
Open Session Meeting Minutes of July 7, 2021 Pages 2-4  
Executive Session Meeting Minutes of July 7, 2021 Pages 5-6
- **FINANCIAL REPORT REVIEW**  
Period Ending June 30, 2021  
Period Ending July 31, 2021  
2022 Draft Reserve Study Review Pages 7-20  
2022 Draft Budget Review Page 21  
Investment CD Rollover
- **REPORTS**
  - Architectural**  
7839-H Sliding Door Pages 22-27
  - Landscape**  
Current Period Review Pages 28-29
  - Maintenance**  
Current Period Review Page 30-33
- **UNFINISHED BUSINESS**  
2021 Paint Project Review
- **NEW BUSINESS**  
Wood Fencing Replacement Discussion  
Rain Gutters and Downspouts Maintenance Page 34  
Insurance Claims Discussion  
County Health Updates  
Waste Management Billing Page 35
- **ADJOURN TO EXECUTIVE SESSION**  
Delinquency Report Review, Violation Log Review, Legal Matters Pages 36-38  
Correspondence Review  
Back-Up Forms Pages 39-45
- **ADJOURN**