

**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 July 7, 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
Executive Session Meeting Minutes of July 7, 2021

➤ **FINANCIAL REPORT REVIEW**

Period Ending June 30, 2021
Period Ending July 31, 2021
2022 Draft Reserve Study Review
2022 Draft Budget Review
Investment CD Rollover

➤ **REPORTS**

Architectural
7839-H Sliding Door

Landscape

Current Period Review

Maintenance

Current Period Review

➤ **UNFINISHED BUSINESS**

2021 Paint Project Review

➤ **NEW BUSINESS**

Wood Fencing Replacement Discussion
Rain Gutters and Downspouts Maintenance
Insurance Claims Discussion
County Health Updates
Waste Management Billing

➤ **ADJOURN TO EXECUTIVE SESSION**

Delinquency Report Review, Violation Log Review, Legal Matters
Correspondence Review
Back-Up Forms

➤ **ADJOURN**