

Odessa National Board Meeting with Land Use And Capano

Date: 2/24/20

Time: 10-11:30am

Attendees: Daniel Camputaro, Douglass Krantz, Yuliana Goldin-Dunn, Cecelia Scherer, Joey Nicely, Chip O'Connor, Janice and Ellie (dept of public works), Sandy Duchemin (Capano), Matt Ryan (Golf Course/Capano), Karen Barlow, Jim Smith (Dept of Land Use), Councilman Bill Bell, Councilman Dave Carter

Absent: Rob Cunningham, Greg Wuthnow,

1. Subdivision Status

- a. Time to turn over from developer to the HOA
- b. Turnover has been extended due to completion agreements
- c. Southernness has been turned over
- d. 3 sections have passed inspections
 - i. Camerton (2011)
 - ii. Lynnemore (2014)
 - iii. Tweedsmere (2014)
 - iv. Based on elapsed time, all will be reinspected.
- e. Deed has been recorded in Maintenance Corp name, so Capano still has to maintain, and re-inspection needs to take place to turn over.
- f. 2 Ponds have been rebuilt but have not been re-inspected
- g. Watchgate area was built by DR Horton, inspection is scheduled for 3/6/20 at noon, meeting at the pond area, board is welcome to attend
- h. All deeds have to be recorded to the open space parcel in ONMC name/control within 60 days of passed inspection
- i. Board wants to have open space inspected one section at a time
- j. Turn over is expected to take place by the end of 2020
- k. Sandy stated she is happy to bring things to compliance before turn over
- l. South Odessa Blvd
 - i. Jim will do more research on Handler and ultimate responsibility as far as snow removal and maintenance since the road is being used by more than Odessa National residents
- m. Board needs to distribute a fact sheet to the residents to explain fees and the difference between what different fees pay
- n. Jim will work on putting together a road map as far as expected items for turn over
- o. Commitment of transparency received from Sandy at Capano, to the board, Bill Bell and Jim for all future communications while the turnover is happening
- p. Water Drainage issue on Aviemore road has developed a sink hole
 - i. Jim stated it would need to go to code enforcement
 - ii. Daniel will provide address to Jim

- iii. Resident will need to go to the builder
- q. Bill Bell said the county will look to see what they can do to take over the park
 - i. Park is described as a ball field in Capanos documents, but is a unlevel field that can't be used as described
 - ii. Noncommercial playground equipment has been placed at the park by golf course, some of which has been damaged and has had to be removed.
 - 1. Insurance wants the playground mulched, but there is a liability since playground equipment is not commercial
 - 2. If equipment were to be removed, we will be open to liability due to homes that have been purchased since it was put in and now expect a playground
 - 3. This is to be a ball field as described in Capanos documents, nothing has been done to make it useable as such
 - 4. Chip and Jim will take a look at the requirements and will discuss next steps