

2015 Meeting Minutes

PROTOCOL

1. Financials reviewed
2. Meetings last approximately 1 hour.
3. Prior meeting minutes approved at beginning of next meeting.
4. Information of a personal nature is not included in minutes.

30 April Board Meeting

- All three Board members were present
- Water infrastructure discussion to be presented at Community Meeting on May, 28 2015 Grace Church
- Bob Wanax was invited guest to address specific questions pertaining to infrastructure design.
- Next Board meeting will be May 21, 2015. Minutes from 4/30 meeting will be amended, if necessary, and approved at the next Board meeting.

20 April Board Meeting

- All three Board members were present
- New board member John Insogna (to replace Steve Weaver)
- There appear to be decks that need to be addressed, those individuals will be contacted by Kirk
- Soffit repairs: Don Hood best estimate for 10 soffit repairs at \$8000
- Shutter repairs: we've had 13 shutters fall off from rotting, there are approximately 55 that have already shown immense signs of rotting therefore all of these will be replaced by Haney for \$9000
- Looking at additional bids on water issues, have one from Dickinson so far, looking at another from Mann & associates
- As a community we are looking for a new handyman that is licensed / bonded

- Looking for an electrician to reposition PC for lighting
- A silver Lexus has been noted to be in the front gazebo parking on a regular bases, they will be left a reminder

31 March Board Meeting

- All three Board members were present
- Kirk Aspegren, present
- Reserves are refilling with special assessments: approximately 88% up to date
- Need application for leasing permit from 1 unit, we are not currently at max for leasing
- 2015 budget approved to \$350
- Roof leaks / soffit: concerns sent to Decatur roofing, bids will be submitted to HOA, potential to use them for shutter hanging as well
- Arbor guard tree care project complete for spring tree treatment
- Parking issue at front, letter to be left on car
- Shutter replacement: millworks contacted for shutter's, need 13 currently
- Plumber: considering new one Dickinson plumbing for future issues, company would be able to provide comprehensive plumbing replacement
- Change of HOA board:
- Steve Kilgore / Steve Weaver switch of positions

- Approved for landscape committee: mulch, pine straw, aeration, sanding fertilizer, flowers in front entrance and gazebo area (holding off on additional flowers for now)
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15 January Board Meeting

- All three Board members were present
- Kirk Aspegren, present
- Accounting: reserves will be refilled by special assessment of \$1000, this is catching HOA up from previous boards
- Sentry roofing repairs - 3 units, priced out for new contractor for less than standard handyman we typically use (no affiliation to management company)
- Leases: no new applications
- Receivables: current, Special assessment will be assessed all owners for \$1000, letter will go out to homeowners by end of January
- 2015 budget: increase to \$350
- Roof leaks: sentry roofing none current (no affiliation to management company)
- Arbor guard: 2015 tree care, 2 proposals approved
- Repairs will be paid by maintenance repairs and not reserves.
- Kirk will respond to Bob Wanex with costs for repairs done
- Garbage: looking into new contract, Steve Kilgore pricing out new companies for neighborhood

- New contractor for water issues, next time we have issues we will attempt using this contractor firstus retain a new plumber for issues as they arise at this point