

The Gates at Parkside Village
2017 Board Mtg Notes

January 24, 2017

- All 3 Board members present in addition to Kirk from Sentry Mgmt
- The bid from TJ Lyle for the water infrastructure was signed by Board. Work expected to begin around March 1st, 2017.
- 2 shutters have broken and fallen off 2 units. These will be replaced and we will use the opportunity to discuss with contractor the potential to find a less expensive shutter material that is still attractive and long-lasting.
- A unit experienced a roof leak during the recent rain storms. Sentry Mgmt has been notified and will be out to do repairs last week of January.
- 3 proposals from Arborguard were reviewed. One proposal is to feed all plants and tree trees for fungus/disease. Cost is \$975. The second proposal is to prune all hardwood trees on the property. Cost is \$4,500. The third proposal is to only prune the trees that are in greatest need. Cost is \$2,400. Proposals 1 and 3 were accepted and work should take place in February.
- The Board discussed residents regularly parking in guest parking spots. Notices will be sent to homeowners. The policy is that parking in guest areas is to be the exception, not the norm.
- The grassy area in the south west area of the neighborhood is often a swamp after rain. In the recent storms water runoff entered a resident's garage. We agreed to speak to the landscaper about drainage options.
- The wood fence at the far south end of the community is falling down. Behind the wood fence is a chain link fence. In front of the wood fence are large trees/shrubs. We will research the option of removing the wood fence vs. replacing it.
- Next Board meeting: February 28, 2017

February 28, 2017

- All 3 Board members present in addition to Kirk from Sentry Mgmt
- Reviewed status of dues payments and confirmed current status
- Checked status and number of rental units to confirm the number is within our covenants
- Board President will be contacting our councilman re the lights that are still out on the north end of the property
- Sentry will be sending notices to units that have windows needing repair (homeowner responsibility)
- Sentry will contact fence companies to provide quotes to fix/replace the fence between the south end of the property and the commercial buildings
- Painting bids will be reviewed a final time and a painting contractor will be selected to begin work later this year after the water project is completed (to reduce congestion in the neighborhood and for safety reasons).

- We will begin a 3 year painting cycle doing approximately 17 units per year beginning at the north end of the property and working south (the north units have gone the longest since last being painted).
- The Board met with Dupbel Millworks to review their proposal for ongoing shutter replacement and maintenance. The Board voted to approve their proposal. Beginning this year we will replace damaged shutters in batches of 25 two times per year (50 total per year). In addition, Dupbel will service our existing shutters anytime there is an issue (loose shutter, missing bracket, etc.) to prolong the life of our shutters. This proposal fits our budget and will reduce our costs over time as the shutters are properly serviced and maintained.
- The Board will be getting competitive bids for our landscaping service to ensure we are receiving the best service at the best price.
- Next Board Mtg: TBD

April 13, 2017

- All 3 board members present plus Kirk from Sentry & resident Bob Wanex as guest
- Bob Wanex gave the board an update on the water project...
 - Contractor has been delayed by mechanical issues with equipment and rock
 - Our engineers, RMA, have approved raising the level of the pipes to 30" to help avoid the rock and required digging
 - Bob is working with the contractor to come up with new, quicker options for breaking the rock
 - To offset the cost of the rock they have found areas to reduce cost such as eliminating the loop at the south island and having 9 irrigation taps vs. 12
 - There are various indications that lead the contractor and RMA to believe that the worst of the rock is at the south end of our development (where the work is currently underway)
 - Other than the rock, the project is going smoothly
- We are finalizing the painting bids in preparation to begin the next painting cycle this fall (delayed from summer to avoid conflicting with the water project construction). Approximately 17 units will be painted in the fall and each year thereafter.
- Work will begin shortly to replace 40 shutters in the development that are rotting. Each year we will replace up to 50 shutters.
- The board approved a proposal by a resident to add a water diverter to their roof (to be paid for by resident) to help prevent rain from landing on their deck.
- Next board meeting planned for May 11th.

May 11, 2017

- All 3 board members present
- Need to check on status of new shutters and inform vendor of new repair at 617
- Painting bids reviewed and vendor was selected to begin work around September, after the completion of the water project. The plan is to paint approximately 18 units per year starting this year with the oldest paint jobs first.

- Discussed possibility of units having the option of paying their portion of water project in advance vs. in the monthly dues. More research by our mgmt. company is needed before further discussion can take place.
- Discussed recent dryer vent inspections of a handful of units performed by an independent contractor. Info will be included in an upcoming email to residents from the board.
- Also reviewed parking issues in the community and the short term impact of the water project. This too will be covered in an upcoming email from the board.
- The board approved the purchase of new pine straw for the exterior of the community.
- Next meeting dates: June - 8 or 15, July – 13. Also tentative date for mid-year review with community is July 20 at Grace Church (date to be confirmed).

June 8, 2017

- All 3 Board members present plus Kirk from Sentry Mgmt
- Discussed severed electrical line that controls the lights at entrance of community. The line was laid by the builder into the concrete. It needs to be about 1 to 2 feet lower but there is rock. We will contact Don Hood to ask for his advice on how to permanently repair.
- We discussed our constitution and the steps required to make amendments.
- We discussed the possibility of allowing privacy shades on decks and how to best manage the look and feel of the exterior if shades are allowed. More research will be conducted.
- We reviewed the status of the water project as well as the progress against the budget. Thus far we are still tracking to budget.
- Scheduled our next Board meeting for July 13 and the community meeting for July 20.

July 13, 2017

- All 3 Board members present
- Discussed need for mgmt. company to update our financial statements for new/2017 budget
- Reviewed situation with the severed electrical/exterior lighting line near the Gazebo. Will follow-up with resident B Wanex.
- Discussed potential contractors to repair the sidewalk at 592 where the last leak occurred. Also the need to add and pack dirt to the hole that was dug.
- Reviewed John's research into exterior shades and agreed to add the information to our neighborhood website
- Discussed mulch vs. pine straw in the landscape beds
- Worked on the agenda for the July 20 HOA meeting

September 18, 2017

- All 3 Board members present plus Kirk from Sentry Mgmt

- Discussed option for a lower dues combined with a monthly assessment for the water project. This will be brought up at the year-end meeting and if there is an interest we would hold the vote in 2018.
- Kirk confirmed that the per unit insurance deductible is \$5,000 and \$7,500 for water.
- Planned for upcoming paint cycle to begin within the next week. Need copy of General Liability coverage and Worker's Comp coverage from contactor.
- Reviewed timing of seal coating the streets and determined that we will need to postpone until next Spring because contractors stop guaranteeing their work after 1st week of October (it will be too cold after that date).
- Reviewed status of water project expenses vs. Budget. Right now we are tracking to finish over budget by about 2%, or \$7,000. This is driven by the amount of rock that needed to be excavated.
- Started planning the 2018 Budget. Need to plan increase for landscaping as well as build reserves for roof replacements.
- Agreed we need to start yearly cycle of regular roof repairs with Sentry (33% of community each year)
- Need to coordinate 2nd round of shutter replacements this fall.

October 26, 2017

- All 3 board members present plus Kirk from Sentry Mgmt
- We reviewed the draft budget and the status of reserves
- Planned for annual meeting tentatively scheduled for Tues, Dec 5th at Grace Church
- Reviewed policy concerning common property and only allowing 1 plant, etc. on the front porches. We agreed to make an exception for the periods of Halloween and Christmas to allow for decorations.
- Discussed need to schedule shut-off of the irrigation system
- We agreed to pay approximately \$3K extra when we seal the streets do fill the cracks with the idea that this will extend the useful life of the streets in addition to improving the appearance
- We will research the broken gate near the pond and will make arrangements to have it appeared
- We reviewed resident Bob Wanex's update on the electrical issue at the front of the community

Dec 7, 2018

- Annual homeowners HOA meeting including all 3 board members and Kirk from Sentry
- Outlined projects completed during the year (painting 4 buildings, roof repairs, fascia/soffit/dormer repairs, landscaping, shutters)
- Reviewed the water project (98% complete as of meeting date) and actual costs vs. budget
- Discussed dues increase for 2018 (\$15 per month to create additional reserves for painting and roof replacements)
- Reviewed upcoming projects for 2018 (more shutter replacements, paint 4 additional buildings, sealcoat the streets)
- Elected two new board members to replace members whose terms have expired