

Meeting Notes 01/17/19

Called to Order 6:30pm

In attendance: Ned, Pam, Debi, Galia, Deann

Absent: None

Resident's Comments:

1. Unit #96 – Kerry to request Chili to review foundation and soffit damage.
2. Unit #14 – unknown tenant occupying unit. Ned to investigate.

Management Report:

1. Unit #114 - delinquency to be written off \$9,797.66.
2. Although an extension was granted to Feb. 15th all proxies required were received prior to Jan. 17th meeting – all passed.
3. ARC received to replace windows: Unit #41 to replace 2 windows; pictures sent to Property Resource Management for review and to be presented to board for approval.
4. Injury claim received from a trip and fall on sidewalk – insurance claim is being processed and they are waiting on response.
5. Just In Time Plumbing repaired clogged lines.
6. Siding project complete.
7. Landscapers are currently on winter schedule.
8. Sprinkler system is down waiting repairs

President's Reports:

1. President thanked the board for all their efforts to get all proxies required.
2. Siding project complete and paid for.
3. Revision to Clubhouse rules to be presented to board during the February 21st meeting.
4. Official Vote tally (amendment issues):
 - a. Language update: 74 votes in favor – 1 vote against
 - b. 2 year owner occupied: 67 votes in favor – 8 against
5. Correspondence: Complaint on maintenance fee increase. Asked what can unit owners do to help reduce fees. Kerry to respond to unit owner.

Director's Report

Debi Anderson:

1. For Sale or Sold:
 - Unit #93 for sold: 3 bed 2 bath, listed for \$169,000 pending close.
 - Unit #102 sold: 3 bed 2 bath, listed for \$134,900 pending close.
 - Unit #14 to be put up for sale: 3 bed, 2 bath, to be listed for \$165,000.

Meeting adjourned at 7:34 PM – next meeting 2/21/19

Motions:

To accept organizational meeting minutes of Nov. 15, 2018 and regular meeting minutes of Oct. 18, 2018 as presented. Debi, 2nd Pam – all yes

To approve replacement of irrigation pump well and pressure valve for \$1,335.38. Deann, 2nd Galia – all yes

To approve Unit #41 ARC to replace two windows. Debi, 2nd Galia – all yes

To ratify unit #121's roof repair. Pam, 2nd Debi – all yes

To approve unit #124's roof repair. Pam 2nd Galia (?), – all yes

To approve Chili to repair unit #144 back and front fence for \$1,300. Debi, 2nd Pam– all yes

To approve Chili to repair unit #134 front fence for \$750. Pam, 2nd Debi – all yes

To approve FPAT insurance evaluation required by law for \$675. Pam, 2nd Deann – all yes

To adjourn meeting at 7:34 PM. Debi, 2nd Pam– all yes