

Meeting Notes 12/21/2023

Called to Order 12:03 PM

In attendance: Deann, Mike, Megan, Marina (via Zoom), Margaret

Absent: None

Quorum met

Notice of meeting posted

Meeting held at Clubhouse & via Zoom

Approval of Minutes: October minutes were approved

Treasurers' Report:

1. As of 12/19/2023: Operating Funds: \$\$8,485.95
2. Total Delinquencies: \$15,430.91
 - a. Delinquencies Maintenance: \$11,601.17
 - b. Delinquencies Assessment: \$3,829.74
3. Discussed building 2074's plumbing issues,
4. Reviewed the balance sheet, income statement, and aging report
5. Discussed delinquencies. T.C. requested that the board review the reports for a deep dive at next meeting.
 - a. Discussed if board can institute monthly late fees or charge interest on late payments. T.C. to inquire and report to board.

Old Business:

1. Violations: Discussed current violations, especially the refrigerator left in front of unit 131. T.C. to call and get removed at owner's expense.
2. Set up a walk-through property with board on a Thursday in mid-January.
 - a. A walk through in March to determine what trees need trimming.

New Business

1. Reviewed and discussed the Reserve Maintenance List (FPAT).
2. T.C. to get bids for lines, speed bumps, and parking spots numbers painted.
3. Discussed PRS bid to camera plumbing lines
 - a. Two estimates were presented – the board will review and discuss at next meeting.
4. T.C. will get bids to power wash buildings and sidewalks.
5. Reviewed and discussed the board's wish list.
6. Megan to tasked with reminding T.C. to discuss with Grant (Brown & Brown) to move insurance to a calendar year schedule how to go about setting that up (Jan to Jan). Also, to discuss anticipated insurance increases in the months prior budget workshop with Grant to have a better handle on the effect on the following year's budget.

Adjourned 1:53 PM

Next Meeting: January 18, 2024

Motions:

Motion: To waive reading of October's minutes. Made by Margaret - 2nd by Marina 5 in favor/0 opposed/passed.

Motion: To approve October's minutes as presented. Made by Margaret - 2nd by Marina 5 in favor/0 opposed/passed.