

# Meeting Notes 01/19/2023

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Called to Order 4:02 PM

In attendance: Deann, James (arrived late), Megan, Margaret

Absent: None

Quorum met

Notice of meeting posted

Approval of Minutes: December minutes were approved.

President's/Manager's Report

1. None.

Treasurers' Report:

1. As of 12/31/2022:
2. Operating Funds: \$97,698  
Reserve Funds: \$97,460  
Delinquencies: \$6,265 (\$2,540 allowance for doubtful debts)  
Special Assess Del: \$8,192
  - a. Total delinquencies: \$14,457
3. Insurance was the largest variant in the 2021-2022 budget.
4. Reviewed delinquencies.

Old Business:

1. T.C. to present procedures for the fining committee.
2. Reviewed the maintenance schedule.
  - a. T.C. will get quotes for power washing buildings, sidewalks and fences.
  - b. Discussed asphalt resealing and striping for this year's project.
3. Discussed AWO winter schedule.
  - a. Limiting AWO winter schedule to every other week during Nov, Dec, Jan and Feb as a cost saving measure. (James joined meeting)
4. Unit 75 had roof leak in attic. T.C. to contact Green Minority for repair.

New Business

1. Clubhouse: Compliments to Judy for her art tea held this month in the clubhouse.
2. Pet Poop: Once again this is becoming a major issue with the community. Discussed security cameras, signs, etc.
  - a. Discussed Pet Policy changes.
    - I. Letter requirement from doctor and/or lawyer if it is considered a service animal.
3. Parking issues: Discussed updating to rules to limit time allowed on site for PODs and/or moving vehicles. T.C. to check documents.
4. Insurance: T.C. to start shopping for agents and insurance policies in February 2023.
5. Rodents: Discussed have all units in building 2074 checked for rat infestation.
6. Discussed Spectrum package. T.C. to get additional information.

## Comments

Unit #45 discussed flooding issue of back patio. Board requested unit owner to get quotes for flood mitigation. Board also requested that with quote an ARC be submitted by owner.

Unit #45 commented on Spectrum package.

Adjourned 5:35 PM

Next Meeting: February 16, 2023

## Motions:

Motion: To waive reading of December's minutes. Deann 2<sup>nd</sup> Margaret, 3 in favor/0 opposed.

Motion: To approve December's minutes as presented. Margaret, 2<sup>nd</sup> Megan, 3 in favor/0 opposed.

Motion: To adjourn at 5:35 PM. James 2<sup>nd</sup> Margaret, 4 in favor/0 opposed.