

DRAFT

Board Meeting Minutes

July 17, 2014

Called to Order:

The meeting was called to order at 5:05 PM. Board members present were John Foss, Bob Jones, Sally Metzger, Doug Massingill and Susie Nulty. Steve Kouri from Courtney and Courtney (C&C) was present.

Executive Session

President's Report: 1) Review of gutter cleaning and repair. The gutter guards installed in a limited area appear to be helping. Some gutter repairs are needed at various units. John and Doug will review several potential trouble spots on Saturday. 2) The water issue from golf course runoff was reviewed and John will talk to owner who brought up this issue. 3) Other ground water issues were discussed. 4) The insurance review from hail storm damage was received for siding and roof repairs. C&C will get 3-5 bids from general contractors for Board review. It appears that a special assessment will need to be considered by the owners to cover the HOA's 2% Wind and Hail deductible. A special assessment may be covered by owners' **HO6 insurance (commonly known as renter's insurance)** with that policy deductible the only out-of-pocket expense. 5) Concrete issues: Due to other expenses the Board decided a number of months ago not to complete any concrete work this summer. The only work may be warranty repairs by RM Concrete – they have agreed to make those repairs if we continue to utilize their services in future which the Board agreed to do. An owner planning to sell their unit requested concrete work but their concrete will be reviewed next spring along with all other units to determine priority. 6) Street and parking lot seal coat is still scheduled for 2 days in mid-August and owners will be notified of street access restrictions. 7) Adding the electric outlet to the Broadmoor Valley Road area prior to the seal coat work was determined to be too expensive for this year's budget. 8) The Waste Management contract expires in December 2014 and the Board is reviewing other options obtained by C&C. At this time no change is anticipated. 9) The plan for a split rail fence to replace the line of trees along the road is in process. Fencing at pond was discussed but budget will not allow that work this year. The bridge wood work repair has been requested and C&C will obtain bids for Board review. 10) The siding project is complete with a few exceptions: painting in one area, chimney repair and roof line issues will be addressed. 11) The leak in the pond waterfall pipe and the re-circulating pump running non-stop when it is not designed to do so were both discussed. Unbudgeted costs are a concern and the Board will wait for additional information. 12) Various maintenance issues were reviewed. 13) The watering schedule has been modified again. Bob was thanked for all his work on this important area. 14) There are still some possible lighting problems. Susie will let Steve know.

Treasurer's Report: See attached report. Financial position is good.

Committee Reports:

Social – The resident get-togethers at the pond will continue in July and August. These gatherings are scheduled for every other week during the summer with notices posted on mail box kiosks.

Landscape – See President's Report. Fire Mitigation work is planned to start in about 3 weeks. A number of owners have agreed to have certain problem shrubs removed and replaced, but more responses are hoped for. A number of dead trees and limbs near siding have been identified. John, Sally and Susan Scott are heading up this important safety project.

Architectural Control Committee – A new garage door has been installed and the color will be checked for compliance.

Maintenance – See President's Report

Property Manger's Report: The aged receivables were reviewed and several past due accounts are now current. Other topics discussed during President's report.

Old/New Business:

Topics covered during committee reports and other reports.

Adjournment: Meeting adjourned at 7:05pm. The next Board meeting will be on August 21, 2014 at 5pm, in unit #61.

Respectfully submitted,
Susie Nulty