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## Board Meeting Minutes

June 18, 2015

### Called to Order:

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

### Approval of Prior Meeting Minutes:

The May 2015 minutes were ratified as amended.

**Treasurer's Report:** See attached report. C&C had provided the Board members a new list of checks that will be signed at this meeting. This list was reviewed and there were no questions. Request made to reconcile account 4045.

### Old & New Business/Discussion Items:

- Insurance** was discussed and with the September renewal, several proposals will be requested from various agencies for review to include CB Insurance, Farmers, American Family and State Farm. Allied is the current carrier.
- Pond progress:** Most of the dirt has been moved into pit and the ties removed; patio placement will be closer to the planned new water feature and away from the pump house; some of the junipers have been removed; the first payment check has been delivered to Dan; a new liner will be added to the small aqua boxes; HT will pay for the pond sidewalk repairs done by Dan.
- Water mitigation** options discussed concerning #24. The owner has been advised to install a sump pump; C&C will send a letter; further concrete work will be considered.
- Road damage:** A repair proposal has been received and the repair company asked to schedule. It will probably be in August and BluSky will pay for those repairs.
- Irrigation Repairs:** These repairs behind the first building have been done by HT plus 4 valves needing replacement from dirt and debris getting into the broken irrigation line.
- Railroad ties:** The HOA will cover the cost of removing railroad ties east of Building 1. The owner will make will make landscaping suggestions via an ACC request form and will cover those costs.
- Solar Lights:** 10 will be ordered to replace those post lights that have failed due to electric cabling decay. The existing lamp tops will be stored to be used for repairs if needed. Stored globes will be donated to Restore.
- Downspout extensions & metal edging:** HT will remind their crews to be careful not to damage these items.
- Gutters:** There have been a number of gutter backups due to hail-damaged foliage and roofing materials causing clogs. C&C will arrange for gutter cleaning and will ask Diamond for an estimate (cost and timing).
- Letter to owner** reviewed concerning existing rules and regulations regarding the common area outside the town homes and board member duties. C&C will send out.
- Landscaping:** Drainage modification work for building 59-69 will be done by new lawn and garden care company, work will start in early July and arranged by C&C.
- BluSky punch list:** BluSky is working on the punch list regarding the roof repair issues.
- Painting:** Project is progressing well now that the rains have subsided. The painting work to date is well done. Siding reports are needed and confirmation on what the \$15/per linear foot cost covers needs clarification. The cost should not include paint as that will be covered by the insurance claim.
- Concrete:** Several areas that were done in cold weather do not look very good.
- Exterior Sump Pumps:** Several have been tested and all will be tested as arranged by C&C.
- Arborist:** The walk-through with Becky will be scheduled for July 10<sup>th</sup> at 9:30am. Existing stumps will be mapped at that time.

### ACC Requests

- request to install an AC unit and dish.
- request entry changes for wheelchair access approved
- ACC form needed for window well covers. Generally only clear plastic covers that comply with safety regulations have been approved.
- Web site change** needed for weekly summer mowing – change from Friday to Monday.
- C&C still waiting on certified receipt from bill sent to the electrician.
- Duplicate payment to other electrician will be voided per board.

**-Pond parties begin on June 26<sup>th</sup> and the Annual meeting will be on September 24, 2015**

**Adjournment:** Meeting adjourned at 7:40pm. The next Board meeting will be on **July 23, 2015** at 5pm, in unit #53.

Respectfully submitted, Susie Nulty