

June '23 HOA Board Meeting Minutes
6/12/23 Via Zoom at 6:30 pm

Board Members:

Gregg Missbach, (2024)
Bonnie Prushnok, (2025)
Karen Ramon, (2025)
Laurie Riedeman, (2024)

Property Manager: Al Orendorff, Trio Property Management; James Fazio, assistant

Owners: Kellen Lask and Molly (unit 923 resident), Kristin Caldwell

6:32: Gregg called the meeting to order. The May minutes were discussed and there was concern regarding some verbiage related to resident quorum and budget approval. It was agreed to take the sentence out and the May minutes were approved. The open board position was added to the agenda.

6:40: Manager's Report: June is the last month of the fiscal year. Currently there is \$20,000 in the Operating Account but this may not cover all of the month's expenses. There are three units that are delinquent in their HOA fees. One unit is over 90 days delinquent. Al has completed a recommended draft of the '23-'24 budget. The Board is scheduled to meet on June 22nd at 6:30 to go over the budget in detail. Al will send a zoom invitation to the homeowners. Regarding #950 and the drain issues, upon assessment, the area of concern is in the homeowners unit. Al will be addressing this with the homeowner. The fencing on the east side will be completed in the next two weeks. The recent back flow valve is installed and working. Building 15's repair and painting is complete. The repair of the dividing wall in building 15 cost an additional \$6,000. Rain is delaying the completion of the painting of building 14 and 2. Al will arrange to have the bad posts at the North end addressed. Al is still working on the No Parking signs.

The Board met on May 25th along with the attending homeowners and discussed revisions to the Rules and Regulations. The Parking and Guest Parking were discussed. A Board vote on the Revised Rules and Regulations did not occur at that time.

7:00: The Annual HOA meeting was discussed. It was motioned that the meeting be held in a zoom format. The motion passed. The Board will meet on July 13th to prepare for all the necessary elements of the Annual meeting.

Homeowner #943 and #945 have submitted an ACC to rebuild their front decks. The Board approved the deck construction. Homeowner #943 stated that the dividing wall needed to be replaced which is the HOA's responsibility. The homeowner agreed to only hold the HOA responsible for \$2,000 of the dividing wall rebuild. The homeowner will be arranging for the

construction. The Board voted and agreed to reimburse the owner \$2,000 towards the dividing wall rebuild.

Unit resident #923 has submitted an ACC to put moss on the rocks in the front patio. Bonnie stated that she has requested the specific type of moss to ascertain the water impact.

Bonnie reported that arborist Western Cut has submitted a bid to prune trees for \$1650. The Board voted to accept this bid. The trees will not have to be inoculated for another two years.

The open Board position was discussed and Kristen Caldwell volunteered to be on the Board. The Board voted and appointed Kristin to Bob Epp's Board opening to fulfill his term until 2024.

Bonnie reported that unit #955 is reporting a leak is coming into her downspout that is causing a problem. Bonnie also reported that unit #919 is having a gate problem. Al stated that he would have a carpenter look at it. Laurie voiced concern that maintenance requests were falling through the cracks at times.

With Bob Epp's departure from the Board, it was motioned that Karen should be the second signer for the HOA bank account checks. The motion passed.

Kristin voiced concern that her gutters were full of debris and that the landscapers were not cutting the grass short enough.

8:34: Gregg called for the meeting to be adjourned and the motion passed. The meeting was adjourned.