

February '23 HOA Board Meeting Minutes  
2/13/23 Via Zoom at 6:30 pm

Board Members:

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

Property Manager Al Orendorff, Trio Property Management

Owners present: M. Hill, Ann Marsh, Kellen Lask, Paige Moriarty

**6:35pm** Gregg called the meeting to order. The motion to approve the January minutes passed. An ACC request was added to the agenda as was #957's leaky gutter and building #1's damaged mailbox structure.

**Manager's report:** Al reported on the operating account: \$37606 at the end of January. Currently in Feb: \$52,000. The new roof debt is 24K. We are almost done with GreenPoint Roofing schedule of payments. Sore Thumb checked under unit #961 for moisture and rotting and there was none. Regarding #950 and the drain issue, it is unclear if it is a homeowner issue or HOA responsibility. A camera needs to be run through the pipe. Al and the Board will look into it in late March / early April when the ground is not frozen. Ryan will be working on the east fence again soon. He talked with the City; we don't have to do pot-holing as we don't have utility lines running under the fence. Bonnie thinks we do have a utility line, but it may not be a City line – she'll ask Garrett. Al is meeting with 5-Star painting to get a bid. H3 & Exterior Solutions are sending estimates. By the March meeting, we'll have all painting bids. Al is meeting with Hamilton Towing on Thursday, then he will meet with HOA attorney to ensure all language is appropriate. Al has received positive feedback regarding the snow removal. The lawn furniture in the common area behind #957 has been removed. #901 has mice in unit again, pest control will charge HOA \$200 to go into each unit and they'll set traps. But they won't come back to deal with results. It is the homeowner's responsibility to address the mice. Regarding #957's leaky gutter, Al stated that he would have Green Point Roofing repair it.

**Old business**

- The new HOA House Bill policy changes haven't been signed yet. Al will be getting the documents to Gregg. Then the new changes will be sent to the homeowners.

- Regarding replacing the small lattice at #901, it is unclear as to the nature of the lattice that the HOA is being asked to replace. Bonnie emailed past pictures of the area to the Board. Gregg tabled the matter until the pictures could be studied. It appears that the honeysuckle plant will re-grow.

### **New business**

- Turf Paradise accidentally damaged building 1's mailbox structure. Al will contact Turf Paradise to repair the structure.
- #930 has submitted a request to put a handrail on the west garage wall to facilitate safe use of the six steps going to the front door. The ACC was approved.
- #919 is researching replacing their windows. She inquired about casement windows as opposed to double-hung. The Board advised her that casement windows will alter the uniformity of the exterior of the building and would not be approved.

**7:10** Meeting was adjourned