

# Colony Oaks Board Meeting

August 26, 2019

**Board Members in Attendance:** Joy Tapper, John Hassell, Zoe Gustafason, Camille Roberts, Susan Wonder, Gene Bouscal and John Hester.

**Other Residents:** Rosanne Clementi, Rita Szymanski, Suzanne Cleckler, Kim Grandoff, Molly Mcloughin, Tricia Schuster, JR Ward, and Pam Korotky,

**Others:** Christina Kelly and Scott Hood.

Meeting called to order at 6:30 pm by Joy Tapper. There was proof of notice and there is a quorum. Minutes of the previous meeting was reviewed. Motion by Gene to approve, seconded by Susan and all approved

**Treasurer's Report:** We are over budget by about 3K for the month but under budget by same amount for the year to date.

**Managers Report:** One outstanding violation not yet fixed, one homeowner was sent a demand letter for monthly fees of approximately two months and no pending litigation.

**Committee Reports:** None

**Driveway replacement update:** Scott said we have a permit number but we now need a boundary survey (a tree survey and elevations) because someone called the City and asked for it. Scott thinks we will have a permit in two weeks and start possibly September 16, first at 5203 then to 5207. The church will be asked if we can use their lot. Homeowners should be able to use Russell Street. Molly will let the school know when they are on the Russell Street. Christina will set a time line for loan acquisition and payments.

**Roof Repairs:** The roof is only seven years old and has a number of leaking issues. Scott is working on John Hester's roof problems and found the poor workmanship may be the cause of the problems. Joy and Scott suggested we need a complete survey of the roofs to prevent further problems. Scott will do the survey and provide a report with photographs for \$700.

**Requests for Architectural Changes:** The Board had three requests from homeowners to make architectural changes to their units.

The owner of unit 36 asked to screen in her deck. The Board members concluded: 1) the presence of screens on one deck would distract from the uniform appearance of the town house complex, 2) attachment of the screens to the porch would compromise the HOA's ability to maintain the wooden structures for which it is responsible and 3) the porches, as designed by the architect, were never intended to be screened in because insects could still get in through the spaces between the boards in the ceiling and the floor. The Board denied unanimously the request.

The owner of unit 30 asked to put up a fence on land that is that is within her lot. She was asked to submit a copy of the survey of her lot and indicate the location of the fence on the survey, to submit pictures of the proposed fence and dimensions of the proposed fence.

The owner of unit 40 submitted a request to replace his gutters and repaint his garage door the same color. The Board concluded the owner could do this without the need for Board approval.

We have a subjective format for review of architectural changes to units and it was suggested we need an objective one. Rosanne will work with John Hassell to create a check list and examples of what should be included on the architectural change form.

Gene motioned to adjourn at 7:57pm, John Hassell seconded all approved.

Submitted by John Hassell September 1.  
Approved September 23.