

Board Meeting September 18, 2023

No comments on previous minutes from June's meeting and no meeting in August. Joy Tapper gives motion to accept previous minutes, Camille Roberts seconds.

Board Members in Attendance: Joy Tapper, John Hester, Susan Wonder, Camille Roberts, Amy Cox, and Hailey Stefan.

Other residents: Ann Goldman, Lisa Lally, Rita Szymanski & Ken Faliero

Meeting called to order at 6:31 pm by Joy Tapper. There was proof of notice and there is a quorum. Minutes from the previous meeting in April were distributed. Camille accepted, and Susan seconded. Approved.

Treasurer's report:

Treasurer's Report by John Hester; below.

Financial Summary Report:

Month: August 2023

	Revenue		Expenses	
	Actual	Budget	Actual	Budget
Month	\$ 16,572.40	\$ 16,800.00	\$ 19,520.56	\$ 16,800.00
Y-T-D	\$114,008.38	\$107,600.00	\$100,813.07	\$107,600.00
		Variance	\$ 13,195.31	

Cash Position

Operating Fund	\$ 37,002.61	Note: Includes Prepays \$5,878.18
Reserve Fund	\$ 75,172.21	
Total	\$112,174.82	

Managers' Report:

Last Weds, Joy & Christina did walk around. Christina took notes of items residents have to put back on their decks and porches that are left on common areas. Collections, nobody officially in collections but one homeowner who pays ahead thought he had paid, they've been circulating a ledger to try and get this homeowner caught up. No legal actions pending currently. Christina will try to connect with John (landscape) tomorrow regarding irrigation. George will be out on Friday and Christina will ask him to fix the guards and clean the gutters, to get this on schedule.

Old Business:

New pool furniture: Some neighbors got together to get the new pool furniture and Camille and Richard put the new chairs together, need help and volunteers to get with Susan to put together new chairs.

Property walk with new lawn maintenance supervisor John: We are getting some proposal for some items and then will get together to talk about what we can do when we get proposals for some of the issues and need irrigation to be fixed to see if its going to be costly. John is a hands-on person and notices things when he's on site and helps, such as pulling vines off buildings. We did ask him for some things in front of the buildings, in the common areas in the walks. We are looking for some ideas in areas where there's no ground cover except dirt. Landscape beds need cleaning out, things picked up beyond the basics. We are working on this with work orders and working with the lawn company.

Items still in common areas not yet returned to units after painting: Christina is sending out an email to the owners who need to put their items back. Especially buildings 1-9 because they are putting new stones in and need these items moved.

To-Do List: Rita was correct when she said we have more payments on the concrete job. The last payment by association was made in August but homeowners who did the payment plan for 48 months, those homeowner payments last payment due is end of October 2023.

Paint Colors on Website: Body, Trim, Deck and Front Door are the 4 colors, Christina confirming with Sherwin Williams so we can get the colors posted on the website.

New Business:

Joy mentioned that when the pond was cleaned out on Sunday the bubblers are no longer working so they are coming out to look at the end of the week to see what it will entail to fix those.

Owner's Questions:

Joy asked if anyone had any questions. Lisa mentioned big limb in front between her unit and neighbors that's too big for her to move, Joy will this taken care of. Rita asked for no parking in her driveway, Joy will let folks know. Amy asked about if there are more than 2 cars, what is the policy as related to parking in the common area by the grass. Joy will let the tenants in #33 know that cars must be parked in unit garages or driveways, and with more cars, they will need to park on the street or elsewhere and not in the common areas.

Moved to adjourn by Camille and seconded by Joy at 7:01 pm.