

HOA BOD Minutes 11-17-20

Call to order at 5:36pm AST

On the phone: Chris Lancaster, Cliff Manning, Daphne Hofschulte

Agenda – without objection, approved

Minutes from 9-24-20 special BOD meeting - Cliff moved approve minutes, Chris 2nd, 3-0 yes

Minutes from 9-10-20 BOD meeting - Cliff moved approve minutes, Chris 2nd, 3-0 yes

Updates on legal issues - **Executive session if needed**

“Dues aging” and other financial reports – Lori

Late fee reinstated on 2665B , hold off on legal action until Dec.

Street Assessment payment issue – Daphne reported Lender would not accept City explanation that this lien is against the ground, the HOA and not an individual unit, but Lender would not change their mind – no HOA action at this time

Violations

2690D Tenants again have trailer parked on the premises – update – satisfactorily resolved, no formal violation

2675A Report that tenants had open fire in front of unit 9-28-20 – update – satisfactorily resolved – no formal violation

2685D – any update on City request for access to water meter? City given owner contact info, No further inquiry

Annual meeting agenda

Call to Order

Attendance

Establishment of a quorum and rules of order

Approve agenda

Approve 2019 Regular and Special meeting minutes

President’s Report

Ratify adopted budget

Present Board of Directors candidates for Seat A

Owners’ comments

Adjournment

Treasurer Chris will present Budget to owners and explain rationale for dues increase

Discussion:

Owners 2655D and 2700D interested in Board Seat A

- update 2685D black areas on walls and ceiling – inspection 9-11-20 - no word since – wait for contact
- update 2675D grill cover request – denied due to extension above privacy fence
- update repair breaks in siding, corner trim etc. (owner notice 9-17-20), 2675 missing roof shingles – waiting for repairman to contact BOD for walkaround and payment of final installment – P resident make another contact to get project status
- update lawn maintenance (\$3450) & snow removal (\$600/plow) agreements – may need to adjust line item next year, explain at Annual meeting. Snow pile at entrance moved.
- update asphalt situation - Agreed to wait till spring for asphalt permanent repair and sealing – increase in dues will help build the fund for this project rather than assess @\$1000/unit.
- update insurance policy - Chris will ask former BOD member Anthony if he remembers any areas for changes. Changeover to new agency in Feb. – new quote not available yet, may increase due to latest claim
- notice to homeowners regarding fuel theft – group email, no responses. No charges against anyone.

- reprioritize summer balcony repair/replace project – Asphalt moved to 1st priority – notify at annual meeting that the balcony project is not in the new budget. Can revisit if funds become available.
- sewer backup 2690 10-17-20 – Chris reported problem seems solved, no explanation available. Do more investigation if this problem happens yet again. Thanks Chris for taking care of the issue.
- homeowner complaint 11-9-20 – snow piled at entrance – see above, taken care of

10. Electronic votes since the last BOD meeting

- Reimburse Cliff Manning for materials to repair HOA asphalt 9-18-20, 2-0 yes
- Voted to NOT approve request for exception of overheight grill cover 10-31-20, 1 yes, 3 no
- Approved 2021 Budget 11-9-20, 4-0 yes (Must be ratified by owners, if not then old budget remains until the BOD puts together a new

Adjournment

Chris moved adjournment, Cliff 2nd, 3-yes, 0-no. Passed at 6.15pm AST