

HOA BOD Minutes 8-13-20

Call to order at 5:34pm ADT

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

Approved agenda with addition of 3 items marked * below.

Approved minutes from 7-9-20 BOD meeting

Without objection, approved

Legal issues –

Lori financial reports

Homeowner behind in dues – agreed to waive late fees if repayment plan is carried out, reinstate late fees if repayment plan is not kept up – pass decision on to Lori

Non-conforming balcony doors 2690D – Daphne contact owners - correction is still not made

Request variance widow replacement 2690B – request dropped, will replace with same style

Update on vote count for Declaration amendments – agreed to divide list of owners who haven't voted yet and call to encourage submission of ballot – Daphne assign calls. If not passed, HOA can go to a judge for a decision

- Carr request for reimbursement of insurance deductible - \$2500
Chris moved, Cliff 2nd to NOT reimburse. 2 yes, 1 no – motion passed

Violations

20-3 SUV – resolved

20-4 2690D trailer – resolved

Discussion:

Vole extermination – voted 8-9-20 to terminate contract

2685C leaky window – Daphne ck with owner to be sure problem is solved, invoice for repair not received yet, no apparent cause discovered – mystery!

Pay handyman Don Bray \$600 for repair of concrete door pads at Bldg. 2685, 2675

Cliff moved, Chris 2nd to pay. 3 yes, 0 no – passed, Daphne ask Lori to pay him

Balcony project – White Eagle withdrew “Cable” replacement option,

Trex/vinyl rail replacement option bid \$60,000

BOD still prefers replacement over periodic refurbishment of existing balconies

Homeowners should approve (by majority vote) since it's not budgeted

Daphne contact White Eagle to see if they would consider terms/installments – ex: 50% + 2 other later payments?

Black substance in unit 2685D – property manager and Mr. Ballek didn't connect to open the end vent and check the situation – **TABLE** - 2690C available for inspection-same problem

Siding/Roof repair– Agreed this is a higher priority than balconies - J&S Siding bid \$12,000 to repair siding, corners and 2675 roof.

Chris moved, Cliff 2nd to accept \$12,000 bid. 3 yes, 0 no – passed. Daphne notify J&S.

Lawn maintenance contract – due to rain, agreed to continue through Sept.

* added topic - Conformity of building components –

Concern that homeowner pays for limited common elements while HOA decides what they are vs HOA responsibility to maintain appearance and quality of elements

Agreed to create a section on the website “Homeowner Resources” with the caveat that recommendations for handy men, materials, etc. are a courtesy and owners are not obligated to use them

Electronic Votes:

* Voted to end vole extermination 3 yes, 0 no - passed

* Voted to approve reimbursement for Daphne – website fees 2 yes, 0 no (need Robert's vote)

Adjournment at 6.45pm ADT