



Board Meeting Minutes for Tuesday, April 20, 2010
6:00 p.m. at the gazebo

Board Members present include: Vice President Pam M., Secretary Dawn W., Treasurer Roger K. and Netta L.

1. The meeting was called to order at 6:02 p.m. Board members Pam, Dawn, Netta, and Roger were present. Beck & Company representatives Adriane and Carl Beck and owners from units 102, 202, 107, 112, 212 and 103 were present.

2. The minutes of previous meeting were approved.

3. Financial Report

\$4,500 was put into the reserve account. Normally, \$1,500 is put into the reserve each month, but due to lack of funds, no money was transferred into the reserve account January through March. \$14,000 is in the operating account.

4. Special Assessment Planning

Foundation – Our engineer recommended doing three bore holes to determine the depth of the rock. Adriane obtained two bids. The actual repair of the foundation is between \$41,000 to \$58,000 plus other expenses totaling \$80,000 (projected). Our insurance policy denied the claim due to the clauses in the policy. The need to fix the foundation soon is due to rising cost in repairs, etc.

A. Spa

Jack and Pam met with Crystal Clear to discuss the status of the pipes of the pool house and spa. The repairs would include a re-plumb of the spa, replace the motor and fix everything in the pool house. It would have a two-year warranty. The estimated cost is \$10,000.

B. Mulch

The landscaper provided a bid for mulch. The total cost \$2,164.57 for mulch, installation, etc. A "community cleanup day" was proposed and owners asked for a 3-4 week notice in order to plan to attend. The community cleanup day will be scheduled after the landscaping bids are agreed upon. Adriane will obtain prices for getting mulch delivered (estimated \$300-\$400).

C. Solar Screens

The full size solar screens are \$31 each with installation. The total cost to add solar screens to replace every awning is \$9,000 to \$10,000.

D. Gutters

Bids were obtained to repair near Unit 115 and 116 and the entire property. The cost is \$8,664.50 to \$11,330.50. Partial replacement is \$3,000.00 to \$4,000.00.

E. Fences

The fence, if maintained, has an estimated life of two years. Only a few posts need immediate replacement. Viking Fence gave an estimate of \$2,800 to replace what is currently broken or rotten through (150). \$16,400 to \$18,000 is the total cost of replacing the entire fence.

F. Grills

They need to be cleaned, along with new pilots and new starters. A third grill seems to belong to a resident, along with briquettes stored underneath the gas grill (in which it should not be used). The owner should move the briquettes and the 3rd grill.

5. Water Issue #107

The issue has been resolved.

6. Landscaping Bids

The landscape committee will get together, create a spreadsheet comparing all the bids and decide which company to use.

7. HSR Siding Project

Adriane will contact HSR re: outstanding follow-up items: #221 damaged doorknobs will be replaced. #115 & #209 are missing window screens, but the windows are located on the brick and HSR did not remove them.

New Business

8. Dryer Vent Cleaning

Adriane will check on prices.

9. Unit 116 Brick Issue

There is a façade brick on the patio of Unit 116. Unit 116 requested someone to look at it.

10. Pool House Door

The door is broken, again. Pam made the motion to have Beck and Co. repair the door. Netta seconded the motion. All were in favor and the motion passed.

11. Meeting adjourned at 8 p.m.

The next meeting will be on Wednesday, May 26 at 6 p.m. at the gazebo