

HOA BOARD MEETING MINUTES

July 10, 2019

Present:

Jackie Ogburn

John Schmidt

Ed Folga

Martha Behrle

Meeting started 5:30 PM

- 1) The Minutes from the previous meeting were reviewed.
- 2) ARC member Jon Mikel gave an update on landscaping and irrigation issues.
 - A) The eventual need for replacement of irrigation master filter was mentioned. The approximate cost is \$800-\$1500. Also, Thompson's will repair two broken sprinkler heads.
 - B) Repairs at #347-retaining wall completed. #364 AC pad repaired. Also proper installation(extension over retaining wall) of downspouts at #347 & #349 still needed.
 - C) Downspout in #349 still needed.
 - D) Jon Mikel is doing a property walk thru with Josh on 7/12.
 - E) Discussion over need of additional gutters on hip roofs. Board decided they were not warranted.
- 3) #343 Roscoe issues were addressed. Connie Roscoe misinterpreted or misrepresented her doing repairs to her home was discussed. The Board agree that owners cannot get their own bids and ask for reimbursement from HOA. Ed FOLGA will explain this to her.
- 4) #339 Sica mold remediation and dry wall repair have been completed. Jon Mikel inspected the work and deemed it very satisfactory. The related invoices were approved to be paid.

- 5) #335 Tran.... the renter has not returned HOA phone calls to inspect deck. John Schmidt volunteered to contact the tenant and inspect the deck.
- 4) #345 Skold. John will inspect roof shingles over garage. Request for repairing/patching walkway denied.
- 5) Discussion over deck evaluations and cost of repairing in order of the most critical. It is estimated the average cost will be approximately \$1500 per deck. The Board agree to research finding a smaller individual contractor.
- 6) Brief discussion of the LCE resolution hence forward. What the scope is and specific definition per unit. It was agreed that with the age of the units, that the HOA cannot afford to cover the costs of all repairs. It was agreed that the Decks should be considered a "pre existing condition" and need to be repaired.
- 7) The Board agreed that with the addition of Pergolas, the owners must sign a waiver acknowledging their financial responsibility for any related problems.
- 8) Ed gave an update on the TREX lawsuit and is researching if our units would qualify for filing a claim.
- 9) The Board agreed that the streets need additional crack filling. ARC Member Keith Cracraft submitted a list of the work needed and will contact Armor Proseal to get a bid.
- 10) Thompson's will remove the weeds from the empty lots.
- 11) Insurance bids were discussed and compared. Renewal is in August so final decision must be made.
- 12) The next HOA meeting will July 25th, 5:30 pm at Folgas at #347.

The meeting adjourned at 7:15 pm .

Respectfully submitted,

Martha Behrle