

November 30, 2022, meeting was called to order at 3:30pm

Board Members Present: Rich Edwards, Barbara Murphy-Sanders, Steve Presdorf, Aimee Glassman and Larry Romyak attended by Zoom and Sheila Mowry/633 Group. Mickie Gaskell was absent.

Previous Meeting Minutes approved as presented.

Financial Report

Cash on hand of \$172K against accounts payable and prepaid member fees of \$50K leaving us with \$122K against a \$48K Ins. Invoice for 2023.

Reserve/ member fees continue to track on budget with 3 co-owners being one month in arrears and a 4th. Being numerous months in arrears. This owner is reported to be in China with no means of contact. To secure our association position a lien has been filed against the unit.

Operating expenses as of 10/31/22 puts us over budget for the year in sprinkler repairs, drywall repairs, consulting (legal fees), and pest control. At year end, any unused operating expense cash will be transferred to the reserve window repair account which is significantly over committed.

Reserve spending \$182K has been spent out of the reserve account with \$143K being used for windows and 10K each for new street lights and painting. As of 10/31 there are \$156K in replacement window that have been approved and are on order. The back-order time being quoted is 9 months.

Management Report

List of properties for sale and sold

Michigan Waterfall was here for the skimmer that needs to be lowered. Dave Stanley stated there's a bit more work involved and will be back in the spring.

Instead of replacing gliding doors, can just the rollers be replaced? Sheila will check and find out.

Old Business

Replacing mailboxes, with locking mailboxes, and the need for many new windows, and costs of both was discussed and the board felt that more discussion was needed. The Board will meet on January 2nd. At 9:00am at Barbara's condo to discuss further this important issue before making any decision.

The continued absence of owner 3734 Tartan was discussed. They are in China and no one has been able to contact them. The Association has placed a lien against the property, the water will be turned off so no damage occurs to either unit. We will also contact our lawyer to see what the next step should be on our part.

After much discussion and multiple letters back and forth on the door at 3609 Tartan Circle, it was decided that since we had once said we would go 60/40, we will leave that in place. We will have Joel replace the door and frame. Sheila will draft a letter saying that is our offer.

New Business

The three-window replacement estimated are approved with some exceptions. Sheila will contact Joel and see if that would be okay.

Meeting Adjourned at 5:20pm