

April 28, 2022

The meeting was called to order at 3:30

Board members present: Rich Edwards, Mickie Gaskell, Larry Romyak, Steve Presdorf, Barbara Murphy-Sanders and Sheila Mowry/633 Group

Minutes of previous meeting were approved as presented.

Financial Report

Larry March 2022 HOA Financial Report

Cash of \$146K against Accounts payable and prepaid member fees of \$77K. Cash is generally accumulated Jan/May with June/Oct being our big/busy repair/project spending period.

Operating Spending: Spring cleanup did begin in March, Lake Chemicals were purchased, drywall repairs primarily due to ice dams were completed on 10 properties leaving us \$2600 overspent for the year. \$3000 was spent on legal consulting to resolve an HOA position on a land contract vs lease issue and the full \$25K was transferred to the reserve account.

Reserve Spending: There was no reserve spending of any consequence in March.

Window Repair Analysis: Total carryover and 2022 budget = \$223K. Year to date \$'s spent or committed of \$96K leaving a balance to spend of \$127K with numerous inspections yet to be completed.

Management Report/Old Business

Sheila presented her report which included phone calls and work orders. Questions or comments were addressed.

Tom Waggoner estimate for streetlight fixtures was approved and will move forward.

Different issues on gardening were discussed. Resident at 7615 Blackmar requesting permission to plant a Hydrangea. Additional information is required before approving. Resident to provide size when mature to make sure it will fit in location requested. The discussion continued with the Spring Walkaround coming up next month. The question of having a small group on condo owners involved in making our outside landscape beautiful and appropriate for our neighborhood. Most were in favor of this.

It was decided not to waive the one-year lease for Nathan Wendof, tenant at 3754 Tartan. A letter will be sent.

The discussion on new locking mailboxes is continuing with the added addition of having cluster mailboxes with a parcel area at the bottom. We will get more information and condo owner feedback, understanding that we cannot please everyone. Most are in favor of a \$200 onetime assessment.

New Business

Annual meeting minutes were approved

Estimate from JP Builders, 3668 Woodbridge Lane, replace (2) Living Room corner Window, Class A total for windows are \$5113K, was approved.

Next Meeting is June 1, 2022 at 3:30PM

Respectfully submitted

Barbara Murphy-Sanders