

April 5, 2023

The meeting was called to order at 10:00 am

Board Members Present: Mickie Gaskell, Larry Romyak, Steve Presdorf, Barbara Murphy-Sanders, Sheila Mowry/633 Group Joining on the internet were Aimee Glassman and Rich Edwards

The minutes of previous meeting were approved as presented.

Financial Report

Cash on hand of \$216K against, Accounts payable and prepaid member fees of \$60K and an approved transfer of \$86K of unused operating funds from 2022 to the reserve accounts leaves us with \$71K for future 2023 expenditures.

Revenue/Member Fees are tracking according to budget and \$10K was recovered through legal mean from a co-owner that was severely delinquent.

Operating Expense – of the \$84K paid out in Jan. & Feb, \$56K was transferred to the reserve account, \$10K in snow removal (we were very lucky this year), \$5K in utilities & trash removal and \$10K in management services with the remaining \$3K going for minor misc., maint. & supply items.

Reserve Spending of \$6K consisted of \$4K in Misc. Maint. And \$2K on window installation.

Management Report/Old Business

There were no special problems on the phone log or maintenance log.

New Business

3734 Tartan Circle not being able to contact the co-owners for a year was put into foreclosures and sold March 30th. After the sale the co-owners contacted Sheila. It is out of the Association's hands, and they will have to deal with Kalamazoo County Sheriff's office.

New Business

Being advised that the community could have liability concerns if an association resident, who volunteered at the community's request is injured in doing yard work for the community. We have unfortunately decided that this was not a viable option for us. However, Barbara will continue to write notes on our yards. But suggesting the co-owners can pull weeds that they see in their yard, plant, and care for annuals. However, all other gardening must go through the Board approval process.

Resident request to install a garden window was denied. The only exception would be over the kitchen sink and only if it were not on the front or side of the condominium.

We voted to approve the Reserve budget as presented.

The Association will be contacting a lawn maintenance company for an estimate.

A Tartan Circle resident has requested Board approval to have insulation blown a wall. The Board approved. Requested to review afterward to make sure the siding is not damaged.

Repair estimate for front brick, yard drain cleanout, lower grade in an area, install swale and replace rotten window well for was approved.

Water was reported in a basement. Before the Association does anything, units must first have gutters.

Next Meeting is set for April 27th. At 3:30 PM

The meeting was adjourned at 10:56

Respectfully submitted,
Barbara Murphy-Sanders