

August 24, 2021

The meeting was called to order at 12:56 PM

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

Minutes were approved as presented.

Financial Report

Operating Cash of \$137 K, exceeds open accounts payable and members pre-paid of \$77K.

Operating Accounts member fees and transfers to reserve accounts are tracking on schedule.

Year to Date: expenses appear to be at or under budget, except for water which is running on the high side due to twice per day watering that occurred earlier in the summer because of lack of rain. Sprinkler and aerator parts and labor are also quite high.

Window repair/replacement dollars to spend remains at \$70K., with 18 maintenance requests yet to be addressed.

It is expected that site light fixture repair will exceed budget due to a larger than expected failure rate in our street lights

Management Report/Old Business

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

Two condo's sold and three are currently listed for sale.

3506 Kirkaldy was repaired found 7 drains in the areas which was causing the problem

Wood chips are building up against condos and will be addressed

Person leaving lit cigarettes around has received a letter

Discussion on Ring Door Bells is that they will be allowed. Camera's in rear of buildings, not allowed outside yet, but will address inside later.

Maintenance log is busy and being kept up.

Old Business

Notice will go out after Labor Day to clean out garages and should be completed by October 31st. An email blast will be sent out.

Larry is working on the caulking around sidewalks, when the weather permits.

New Business

The Board approved, that Security Signs will be allowed, but must be approved are a legitimate company and the resident is currently using their service. Signs are to be located in the landscape bed near the front entry.

Discussed the one resident wanting people to stay around their own place, but the board decided not to address the issue currently

The Board approved the estimate for 3746 Tartan of \$2,237. For replacement windows

The Board approved 3773 Tartan, Master bedroom Class A, \$2,264 and slider, Class A, for \$1,639.

The next meeting will be at 3:30 on September 22nd.

The meeting was adjourned at 2:55 PM