

DECEMBER 1, 2021

The meeting was called to order at 3:33

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

Minutes of previous meeting were approved as presented.

Financial Report

Cash of \$89K against accts. Payable & Prepaid Member dues of \$37500 should leave us adequately funded through year's end 2021

Operating Revenue and Reserve Funds transfer continue to track as projected.

The HOA Approved over spend in Tree Trimming should be adequately offset by under spending in Grounds Maint. & Maint. Supply

Over spend in sprinkler repair will be partially offset by saving in aerator expense.

Outside Contractor & Building other/633 along with Structural, Roof, Drywall & Garage repair appear adequately funded for 2021

Snow Removal Funds are good going into December

Utilities will be close to budget by years end.

Service Fees (Mgmt, Acctg, and Consulting) are tracking to budgeted accounts.

As a reminder @ Y/E all unused operating Funds are transferred to the reserve account for future community projects & improvements.

Reserve Account:

Any unused Window funds will be carried forward into 2022

Roof Replacement Fund will have a balance of \$249K – remembering the next expenditure is expected to be \$800K – \$1 mil. For 46 buildings

The Lakes Shore Rip Rap has been completed and slightly under budget.

Kirkaldy (The last street not to have any blacktop update) Blacktop Repair has balance forward of \$25K with an expected project replacement cost of \$100K+

The 2022 Operating Budget with a 2.6% revenue increase has been approved and coupon books printed.

Management Report/Old Business

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

Suggested that we do siding repairs differently next year.

There are no condominiums currently for sale.

Kathy Lyman passed away recently.

Sheila heard from several people that they are happy to get the newsletter and has good information in it.

New Business

Discussed how to install Security Cameras. Larry suggested that their maybe a 2-sided tape which would be adequate. That will be checked out. Also should we have JP Builders install all cameras?

Business's in home were discussed. It was decided that as far as we can determine people working from home are within the guidelines set by the City of Portage. Letter will go out to the concerned resident.

Are garages cleaned out as requested in fall newsletter. Currently we have no way of determining if they did and their garage doors are closed.

A concern about some people routinely parking in their driveways, hampers snow removal.

Sheila will draft a letter to alert people that they would be responsible for any damage to their car by the snowplows. Some people with a single garage and 2 cars do not have an alternative. They will be an exception

Window requests were all approved.

JP Builders is seeing more problems with all types of windows.

New Street light tops were discussed. It seems that it is not financially practical to just clean them because of their age and fragility. Ask Tom Wagner, the electrician what he thinks would be compatible with current wiring.

(5) JP Builder window replacement estimates totaling \$20,980 was approved.

Next Meeting will be February 2, 2022 at 3:30PM

The meeting was adjourned at 5:10PM

Respectfully submitted,
Barbara Murphy-Sanders

