

July 21, 2022 - The meeting was called together at 2:55am

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

Minutes Approved as presented.

### **Financial Report**

Operating cash \$162K exceeds accounts payable and prepaid member fees of \$65K leaving cash available to spend of \$97K

Operating spending: \$10K for spring shrub trimming. \$1375 for sprinkler repair continues to be a problem. Other contractors of \$4922 represents numerous small projects and is in line with summer month spending. Structural repair of \$1500 brings our to date spending of \$8927 closer to our \$14K annual budget. Drywall repairs of \$2675 puts us \$10K over our annual budget. Power washing of \$4750 represents a partial payment against our annual power washing expense and the 3<sup>rd</sup> year of our community cleanup. All other expenses appear to be reasonable and within budget for this time of year.

Reserve spending: Again, there was no reserve spending of any consequence in June, however numerous windows have been installed and payment should be forth coming.

Dollars to spend remaining in the window replacement fund is approx. \$79K.

### **Management Report / Old Business**

Sheila presented her report which included phone calls and work orders  
7606 Woodbridge, bush/tree on lake side will be cut down in fall

### **New Business**

7675 Blackmar Circle – Resident requested a different location to add 2<sup>nd</sup> bathroom in the closet at the top of the front entry stairs. For similar reasons, the original request was denied, the board also denied this request.

7661 Moors Pointe Way - Resident is requesting the Association cover the cost for Modernistic of \$1800 who dried out their basement after torrential rain. The association made the necessary repairs to ensure this doesn't occur again. Thompson Family Waterproofing estimate of \$1100 was approved. The inside repairs are at the owner's expense. Ground water incursion is not covered by insurance or the Association.

Window approved at 7502 Woodbridge for class A \$1841.

3609 Tartan Circle who without permission installed a 12 lite front door, did not attend the board meeting as requested due to a death in the family. She has not responded to any of Sheila's attempts to reach her. Further action will be taken by the association, a fine of \$250 has been assessed. Board will begin on August 10<sup>th</sup>, assessing a \$250 fine every month until corrected.

Mailbox Locations: Rich and Sheila met with the Post Office representative about possible locations. Rich proposed a 3<sup>rd</sup>. Revision of 11 locations instead of 17. USPS will have a key, if a owner loses theirs they will pay them for a replacement key. Next, we will need to figure out which boxes the association will buy, their cost and the cost of installation. Rich will work on getting a full cost estimate. To install, Joel will have the first offer to install.

Next meeting is set for August 25<sup>th</sup>. at 3:30PM

Meeting was adjourned at 4:40PM

Respectfully submitted

*Barbara Murphy-Sanders*