

The August 25, 2022, meeting was called to order at 3:31pm

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

Minutes Approved as presented.

Financial Report

Cash on hand of \$165K against accts. Payable and prepaid member fees of \$68K. Leaves us with \$97K against a massive amount of window repairs exceeding \$135K after this months approvals

Receivable member fees continue to track on budget with only 3 residents being beyond normal collection parameters.

Operating Expenses – Sprinkler repairs continue at a rapid pace, \$10K spent against a remaining balance of \$8K. Other contractors and other maintenance have an unused bal. of \$61K. Hoping this might provide some relief in other overspent expenses by years end. Dry wall repair is \$11K over budget with 5 months remaining. Looking into fall and winter snow removal / has \$25K left to spend. All other expenses are within reasonable expectations.

Reserve Spending – New Street Lighting has been completed and under budget. Window repair replacement (an error was found in the formula for totaling approved projects as of today the dollars to spend is \$24K. Assuming approval of all requests we will be overspent by \$17K. Our saving grace is that windows are on a 9 month backlog so any overspending can hopefully be covered out of other underspent categories or next year's collections.

Management Report / Old Business

7515 Woodbridge has sold.

There's one condominium on Tartan for sale.

Locking mailbox discussion was tabled since Rich was not in attendance.

Resident still has not replaced the unapproved 12-lite front door with the Board approved 9-lite front door. We have no other option than to contact the attorney on further action.

New Business

Landscaping issue from 3736 and 3738 Tartan on list to go through with Ben, with a budget of \$500.

3744 Woodbridge, color of composite wood she wants is too different from the Board approved color.

Resident should have contractor see if they have a closer color match.

The regular three-year building washing cycle is completed this year. This will not be renewed next year, instead we will use \$5K for spot washing.

Window requests were approved totaling \$42,374.00.

Board will look at 3645 Tartan edging around garage door. Resident has requested it be replaced.

3621 Woodbridge is on the list with Mulder landscaping.

3501 Woodbridge request to install two Norway Spruce at their expense and the Association planting a third Norway Spruce has been approved with Mulder deciding on location.

Add to Old Business; 3734 Tartan-owners are out of the country and dues are in arrears. Typical collection process will not work. Will discuss further at the next meeting.

Next Meeting: September 22, 2022, at 3:30pm

Meeting adjourned at 4:25pm

Respectfully submitted

Barbara Murphy-Sanders