

October 27, 2022, meeting was called to order at 3:29

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

Precious Meeting Minutes Approved as Presented.

Financial Report

Cash on hand of \$172K, against accts. payable and prepaid member fees of \$94K leaving us with \$48K, against a \$48K Ins. Invoice for 2023

Reserve/Member fees continue to track on budget with only one being beyond normal collection parameters. That co-owner is reported to be in China with no means of contact to secure our association position. A lien has been filed against the Unit.

Operating Expenses: As of 9/30/22, all funds allocated to sprinkler repair \$20K have been spent. We are now officially overspent in this category. Other contractors and Bldg. & other maintenance continue with a strong unused balance of \$58K. Dry wall repair is presently overspent \$11K with some other minor maintenance categories that should offset the overage. There appears to be adequate funds in the winter snow removal categories to get us through the end of the year barring any extreme weather incidents. I believe water to be adequately funded for the final water bill and the Ins. Expense for 2023 is \$7K less than the budgeted amount of \$55K. All other operating expenses are tracking normally.

Reserve Spending, our only problems is the expenditures and committed spending for window replacement. Which is currently estimated to be approximately \$118K over with three months remaining. There are several categories that will be underspent barring any extreme circumstances and will help to offset this problem.

Management Report

List of properties for sale and sold.

At this time, we are unable to procure a dumpster for yard waste. Sheila will send out an email blast, noting this.

Old Business

Locking Mailboxes, Rich and Sheila will explore if any other contractors are able to provide the cement bases and installation and will report next month

3734 Tartan- owner is in China, there water will be turned off in later November to prevent damage to their condo and the downstairs owner. I note will be posted on their door.

New Business

7675 Blackmar Circle request for a heat pump needs more information on what the installation would require

3609 Tartan with non-compliant door. Since the doors are an Association responsibility the Board would like Joel to inspect to confirm the frame is warped.

The Board approved a monthly newsletter to the residents, Aimee Glassman will put it together with input and approval by the Board.

2023-PLM Fountain and lake treatment contract was approved

Keyser Insurance Renewal for 2022/2023 was approved

633 Group 2023 Contract was approved

We reviewed the 2023 operating budget and approved it, with a 3.9% increase for the coming year.

Our meeting with Residents on Tuesday evening to talk about windows, went well. Quite a few residents attended. They are willing to see what can be done to facilitate all getting the windows needed.

They are willing to join in on some help around the condo area to decrease some costs, they understand that all are needed to share the cost. They seemed open to a special assessment for locking mailboxes. The hope is that during this next year these issues can be followed up on, a reason for the monthly newsletter. Also, the board was asked to be more open to getting more quotes for projects, such as windows and mailboxes.

Next Meeting will be at 3:30 on Wednesday, November 30th.

Meeting adjourned at 5:33

Minutes respectfully submitted by

Barbara Murphy-Sanders