

April 27, 2023

The meeting was called to order at 3:30pm

Board Members Present: Mickie Gaskell, Aimee Glassman, Larry Romyak, Steve Presdorf, Barbara Murphy-Sanders, Sheila Mowry/633 Group and guest Brian Johnson

Minutes of previous meeting were approved as distributed.

### **Financial Report**

Cash on hand of \$150K against accounts payable and prepaid member fees of \$77K leaves us with a balance of \$73K against future 2023 expenditures is more than adequate at this point in the year.

Revenue/member fees are tracking to budget.

Operating expenses of \$224K year to date include transfers to the reserve account of \$84K in 2023 funds and \$86K of unused operating funds for a total of \$170K. snow removal of \$15K, management fees and administration expenses of \$16K, utilities of \$6K, Lake chemicals and spring cleanup of \$8K, building and property repairs of \$5K, legal and accounting of \$2K spent on aerator install and minor misc. expenses.

Reserve spending of \$38K year to date consisted of \$33K for window installation, \$2K for siding repair and \$3K for misc. drainage repair.

Uncommitted window repair funds are \$90,333K

### **Management Report**

No condos currently for sale

Telephone Log was presented and discussed and okayed

Maintenance Log was presented and okayed

## Old Business

New owners of 3734 Tartan Circle, Sheila will find out who owns the manor home and remind them that they are responsible for HOA fees.

## New Business

Board Positions were voted on: Mickie Gaskell, President, Aimee Glassman Vice President, Larry Romyak Financial Affairs, Barbara Murphy-Sanders Secretary, Steve Presdorf Director, and Brian Johnson was invited to be a non-voting member.

Spring Inspection: Sheets were passed out and members were assigned different buildings to check for needed repairs or violations. Walk around will be completed by May 8<sup>th</sup>.

Asphalt Crack fill and repair update: Tustin's will come out to fix needed repair and check other areas that need repairs.

Aimee-Update on Mailboxes Windows and Ground Maintenance: **Mailboxes** many co-owners are unhappy with the outcome of the vote. Brian has been asked to review the situation and maybe come up with Plan A and a Plan B

**Windows:** Aimee has come up with three companies to get prices on installing windows, two of them offer Pella windows, one says they have an alternate. Estimates will be presented by May 4<sup>th</sup>.

**Ground Maintenance:** will have 5 estimates by May 4<sup>th</sup>.

**Garage Door** Fawley Door which has previously done all the garage doors for the association is \$350 more than Affordable Door. We have a broken garage door currently that needs immediate attention. A motion was presented, voted on and approved by the Board to use Affordable Door. It is estimated that in the near future we will need more garage door maintenance.

It was asked at the general meeting, April 17<sup>th</sup>. Whether repairs are done to expectation before they are paid. Sheila said that she would email or phone the co-owner and ask. They need to respond within 24hours.

Special Project on Windows, if they are installed by a company other than Joel and that requires more work from Sheila, there will be a management fee.

Next Meeting: Wednesday, May 24, 2023, at 3:30pm

Meeting Adjourned at 5:30pm

Minutes respectfully submitted,  
*Barbara Murphy-Sanders*