

The Cottages at Hastings Green Board Meeting
March 14, 2024

Call to order

A board meeting of the Cottages at Hasting Green was called to order at 6:30

Attendees:

Voting members in attendance: Greg Swanson (Chair), Candy Dann (Treasurer), Victoria Follette (Secretary), Casey Celver, and Kathy Yesh joined at 7:10

Guests: Troy Rudd Superior Home Management

Voting Members absent: None

Confirmed quorum of board members

New Home Owner Manual: Julie Mae and Gillian are creating a comprehensive new homeowners manual that will cover all aspects of life at Hastings Green. This manual will be reviewed by members of the board for approval.

Approval of Previous Minutes

December 2023 and February 2024 minutes were reviewed. Candy motioned to approve and Greg seconded. All voted in favor.

Budget Review: C Dann reviewed the budget. She presented a comprehensive spread sheet listing expected and actual costs for the year. We reviewed the projected expenditures for 2024 against the funding allocated in the Reserve Fund. A significant portion of the 2024 expenditures will be for painting. We also discussed the Board's protocol for approval of expenditures. Candy requested that she have time to review approvals of bills before others give their approval so she can make sure the cash flow is adequate to cover the bills.

Committee Liaisons: In a previous meeting it was decided that John and Vaughn would assist the board in helping to assess landscape and maintenance issues. The board plans to invite them to a future meeting to discuss responsibilities and processes.

Inactive committees: We need to follow up with inactive committees (such as the Emergency Preparedness committee) and decide how to proceed. To be discussed at next meeting.

Mulch overage: Troy requested to move forward with mulch which was more than planned. Candy made motion, Greg gave second and all voted to approve.

Phase 2 painting: The revised proposal was presented and discussed. There was discussion of each item including painting of soffits. Victoria made a motion to move forward, Candy provided seconded and all approved. It was discussed that we should be sure it is dry before painting as this caused some problems in the past.

Roofing sealant 7051. Sealant is needed at chimney to make sure no leakage occurs. Victoria made motion, Candy second and all approve

New Business: Discussion of irrigation repair which will be more than expected. This needs to be done. Casey moved to approve and Kathy seconded. All in favor. It was noted that John does a lot to take care of adjustments and little things that occur. It was agreed to turn down the water on the south lawn. If dry spots are noticed Troy should be informed and he will discuss with John.

The next meeting will be on April 11th and we will work to keep meeting at one hour.
The meeting was adjourned at 8:01 after being moved by Dann and Greg