

## Cottages at Hastings Green Condominium Minutes

April 11, 2024

Board Members Present: Greg Swanson (GS), Candy Dann (CD), Kathy Yeswh (KY), Cacy Celver (CC), Victoria Follette (VF)

Troy Rudd (TR) from Superior Community Management was present

Community Members: Julie Mae, Vaughan, Regis

- The meeting opened with a general discussion of how to have a more efficient and effective meeting process. We will try to get a better plan for discussing each item before meeting so that we can move more quickly.

### Minutes:

- A motion was made by KY to approve the minutes from the last meeting, CD made a second and all approved.

### Treasurer's Report:

- CD reported that spending seems to be on track so far. The Reserve Fund is rebuilding as expected. The Operating budget has a general positive variance that will allow some additional flexibility for future expenses, if the positive trend remains. Details are in the report below.

### New Business:

- Troy gave a basic discussion of our insurance which had been discussed on email. We had agreed to go ahead with our current policy. There was no change to deductible. Terrorism rider was added. CD made motion to approve with Greg Swanson (GS) as the second. All approved.
- Troy presented information on the irrigation repair plan and expenses. After winter there are often some larger repair needs. VF made a motion to approve the budget item and CC seconded. All approved. Julie Mae mentioned that John Jordan is often our first line of defense in small things such as adjusting water flow and dealing with broken sprinkler heads.
- Newcomer Handbook: Julie Mae provided information from the new owners handbook on the roles of John Jordan and Vaughan in addressing issues on the property with landscaping and building repair. While they will provide some additional support as they are able, Troy remains as the person for bringing things to the board and coordinating with vendors.
- Julie Mae indicated that a draft of the handbook will be coming to the board for review in the near future.

### Old Business:

- The problem hedge that is by the fence near Regis's house (and near Kerri and Brian) was discussed again. It was suggested that a subgroup of the board meet with Regis to examine the area and discuss a proposal. Vaughn, Troy, CC and VF will meet with Regis. It is expected that privacy panels will be more appropriate than planting another hedge. A proposal should be presented at the next meeting.
- Jasmine plant issue was tabled at this time.
- Gutter proposal: Troy presented a detailed report on the suggestions for new gutter work. There are different levels of need on different house models. The biggest concern is addressing runoff that could damage roofing. CD moved that we do repairs that are necessary and are at or under budgeted amount. ViF seconded all approved.
- Corbels and rafter tails: Troy provided information on what would be entailed in adding flashing and painting needed. It was proposed that painting be completed as part of the larger painting project. GS moved, CD seconded and all approved. The plan for adding flashing was tabled at this time.
- Troy will get two proposals for repairs outlined in the pono report. Both I & E and Gores will be asked for bids. This will be voted on in the next board meeting.
- The need for repairs of the North Fence and Gate were discussed. They were scheduled for replacement in 2018 but that did not happen. CC, VF and KY will look at the gate and make a suggestion for repairs at the next meeting.

- Solar Panels: CD is interested in getting input on what the HOA issues are in regard to solar panel installation. Troy will get information on basic expectations in regard to homeowner responsibilities in this area. It was suggested that we get input from other owners on the Green Pages.
- Washer hoses were discussed with the issues of moisture damage that might happen if there are leaks or a hose failure. Owners are responsible for maintaining hoses and preventing damage. Vaughan made suggestions for moisture monitoring. Homeowners will be reminded to be vigilant in this area.

At 8pm there was a motion by CD to adjourn the meeting. KY seconded the motion and all agreed.

Victoria Follette PhD  
Portland Psychotherapy

Treasurer's Report 4/11/24

Operating Fund as of 3/31 13,757.32  
Reserve Fund as of 3/31 46,235.81

<b><u>Budget Highlights</u></b>	<b><u>Budgeted</u></b>	<b><u>Spent YTD</u></b>	<b><u>Variance from Annual</u></b>
Lighting (Garages & Path Bulbs)	600.00	-	600.00
Property Maintenance General	6,000.00	185.00	5,815.00
Contingency	3,000.00	-	3,000.00
Snow Removal	1,000.00	360.00	640.00
Tree Maintenance	2,500.00	-	2,500.00
Irrigation Maintenance*	2,000.00	2,328.05	(328.05)
Landscape Renovation	1,500.00	-	1,500.00
<b><u>Contingency, Flexible Funds</u></b>			<b><u>13,726.95</u></b>
<b>2024 Planned Expenditures from Reserve Fund</b>		-	Bids
Balconies - Maintenance Contingency	598.00		700.00
Bark Mulch- Replacement	3,041.00		3,760.00
Corbel - Flashing Installation	10,000.00		
Decks - Maintenance Contingency	2,990.00		1,000.00
Doors - Maintenance Contingency	2,392.00		800.00
Garbage Enclosures - Repair & Stain	2,819.00		-
General Contingency	8,456.00		1,680.00
Gutters and Downspouts	6,270.00		4,959.00
House Painting Touchup	5,700.00		6,000.00
Insurance Deductible	11,275.00		-
Painting & Staining - Phase 2	27,658.00		<u>25,788.00</u>
			-
Total	81,199.00		<u><u>44,687.00</u></u>

\*Note this amount was approved but not yet paid.