

June 12, 2024

Cottages at Hastings Green

Board of Directors Meeting

Call to order at 6:33 pm

Present Board: Victoria Follette, Candy Dann, and Kathy Yesh. Greg Swanson excused due to illness

Community: Julie Mae, Regis, and Doreen Hughes

Guest: Jeff Poirer Neil Kelly Solar Panels representative

Quorum of 3 board members

Approval of May 2024 Board Minutes: Kathy made motion, Candy second, all voted in favor.

Financial: Candy Dann

June Meeting Treasurer's Report	6/12/24
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Operating Fund as of 5/31	11,946.58
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Reserve Fund as of 5/31	54,165.54
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Summary: Our Operating Budget balance was \$11,946.58 and the Reserve Fund balance was \$54,165.54 as of 5/31. We haven't yet spent most of our funds for the year but anticipate using the balance over the course of the year. We have a \$312 positive balance (i.e., net savings between snow removal and mulching) that could be used this year to address additional landscaping and contingencies. As for the Reserve Fund (RF), we are rebuilding the balance each month. As for cash flow in the RF, CD anticipate having enough by July to cover the RF bills. The detail is available in the budget from Superior Management.

Ratify approval of gutter installation: Victoria motioned to approve, Candy second, all voted in favor.

Ratify approval of Arborist proposal: There was some discussion and Troy will meet with them to make sure correct trees are trimmed. This will occur on July 9. Victoria motioned, Kathy seconded, and all voted in favor.

Review 7029 Privacy fence proposals: This will come out of landscape renovations and/or reserves. Discussion of specifics. Plan to for Landscape E and W to remove all shrubs and stumps. Privacy fence will be installed by Go Green. Victoria motioned, Kathy seconded and all voted in favor.

Balcony Repairs: There was a discussion of needs in terms of issues and number of homes. Basically, deck boards and railings need repair on several houses. Troy will review again in terms of priority. Motion was made to approved up to five balconies at a cost not to exceed 10,000. Victoria made motion, Candy seconded and all voted in favor.

Solar Panels: Jeff from Neil Kelly attended the meeting and gave his input on installation, warranties and advantages of solar panels. There was a long discussion with a great deal of focus on how this would impact our Carlson roof warranty. Troy sent email from Greg at Carlson roofing that stated: "If solar is installed on the roof, the solar contractor would need to pick up the warranty, for their work, and any effect or damage to the existing roof, our warranty would end at this point, at least where the solar is located." In response to Troy's question if the concern was the material or the workmanship warranty, Carlson replied: "It would primarily be ours. The CertainTeed warranty is only against manufacturing defects, so this wouldn't really apply, but if there was some problem with the roof, resulting from the solar install, there would not be any warranty coverage."

Thus, Troy and others felt solar panels would invalidate the roof warranty. There was a spirited discussion of the pros and cons of allowing solar panels and a discussion of the fact that we are essentially a condominium association, not single-family homes. There was also some discussion of the legal issues around transfer of ownership if someone were to sell their home. There was significant concern about moving forward on the issue of solar panels but no vote was taken. This issue may be considered again.

Troy provided an update about the irrigation system. John Jordan had a number of questions and some of these were answered by landscaping company. However, issues remain and Troy will consult further and bring the information back to the board.

New board member: No one has applied for the open seat on the board.

Troy is only scheduled for attendance at four meetings. However, it was noted that it is much more efficient when he is present and he will give us a proposal for costs of him attending all meetings.

Next board meeting is July 11, 2024 at 6:30 pm.

Meeting was adjourned at 8:03 pm.

