

August 7, 2024

Board of Directors Meeting

Candy Dann, Greg Swanson, Kathy Yesh, Victoria Follette, Eleanor Burke

Guests: Troy Rudd, Regis McDonald, Julie Mae Muiderman, Vaughan Rademeyer

Call to order 6: 33 pm

Quorum of Board Members present

Approval of July 2024 minutes: Kathy moved, Eleanor second, all in favor

Financial Report: Candy Dann stated that there were not any new financial updates and that her focus was on evaluating the reserve study done by PONO and the new budget. She did say that the Reserve Fund paid our painting bill and the balance was 19,386.04 as of July 31,2024.

Kathy asked about the status of the painting and which houses still need to be done. Troy said he would update the Board. Verhalen will continue with trim touch up.

Washer hoses: Julie Mae reported on her findings about washer hoses. She said there are alternatives, and it is not totally clear which is best practice. But she believes that the hoses should all be changed every three to five years. There is a type of auto shut off valve sensor that is available. Troy will get an estimate on our options.

Reserve Study: The replacement cost for clouded glass windows was added to the budget. Also costs for additional house painting is included. Troy indicated that there are often additional expenses and we need to consider inflation. Then there was a discussion about whether we need to budget for siding that may or may not be needed in thirty years. There were many opinions but no final decision was made. Greg moved that Troy prepare two versions of the budget, one with siding and one without, and present it to the Board. Candy seconded and all approved. Regis suggested we develop a plan to communicate costs to all the owners.

Irrigation update. John has investigated some issues with the watering system. The flow sensors need to be evaluated and John, Lance, and Troy will discuss that. Landscape East and West will do an evaluation for \$321. Greg motioned to approve, Candy seconded and all were in favor.

Kathy asked Troy for a list of which properties opted in and out on LSEW landscaping. Some examples of poor trimming of shrubs were discussed.

Meeting adjourned at 8:23.