

October 14, 2024

Board of Directors Meeting

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

Guests: Troy Rudd, Regis McDonald, Julie Mae Muiderman, Doreen

Quorum of Board Members present

Meeting called to order at 6:32 PM

Motion was made by Victoria to approve the September minutes with one small revision. Eleanor seconded and all voted in favor.

Candy presented the financial report. The Operating Budget has \$21,669.90 and is in good shape despite slight over budget spending on landscape renovation and irrigation maintenance. We still have over 6,000 in unspent funds from Contingency and General Property Maintenance. The Reserve Fund is slowly rebuilding with \$23,479.07 as of 9/30/24. By year-end we project to have about 41,000 towards our target of being able to spend 80 to 90,000 next year.

Troy Greg stated goal of this meeting is to settle the operating budget. In our next meeting we will work on the Reserve Fund.

Greg asked where the funds are for the remainder of the painting. Troy indicated this was in Phase 2B of the reserves.

Troy indicated that we will clean the gutters once a year in 2025 and this is generally done around January.

The chimney cleaning will happen about every 5 years and the next one will be in 2027. The majority of the owners use gas as opposed to burning wood.

Dryer vents will continue to be cleaned once a year.

The community social fund was increased in order to pay for our own Zoom account.

Insurance costs have risen some.

Snow removal: Discussion of the amount needed. The amount was based on the previous year. Various strategies were discussed including use of community provided de-icer. Eleanor had mentioned tool for breaking up ice. Troy will ask LE&W for cost of various options for snow and ice removal.

The plan to allocate \$75K to the reserves next year.

Professional management costs are up 3% which includes funds for attending 6 meetings.

There is a statutory requirement for an annual financial audit of our accounts.

The Reserve Fund is updated yearly. PONO gives a discount for doing it on a 3 year contract basis. But Greg will look into other options.

There was a motion to contingently approve the operating budget by Candy. Victoria seconded and all voted in favor. The reserve study will be evaluated in the next meeting.

Unfinished Business

Eleanor asked about the irrigation system LE&W needs to audit the system for broken heads and areas that are blocked by shrubbery. Basically it needs to be checked twice a year. Eleanor was concerned that some things were marked but not adjusted. The audit could be done now or later in the year. But it is close to time to winterize the system. Candy moved that we do the audit and Eleanor seconded. All voted in favor.

Window repairs. Two homeowners did window repairs and one submitted bill and another intends to. This was done without prior approval. There was a discussion of proper procedures and all agreed that homeowners should get approval for repairs that they expect HOA to cover. There was a discussion of options on the current bills. In a compromise motion, Victoria proposed paying for 50% of the bill submitted. Candy made a second. 4 voted in favor and one opposed.

FAQ sheet : There was a discussion of edits needed for the FAQ sheets. Eleanor will make edits and send a draft to everyone via email.

Troy informed us that it is very likely that he will be re-assigning our group to another member of his team in the new year. He elaborated the reasons for this. He will still provide oversight.

There was a move by Victoria to adjourn the meeting at 8:49PM. Candy seconded and all were in favor.