

## Board Meeting

February 7, 2023

At our first Board meeting of the new year, Judith Perkins called the meeting to order at 5pm. Attending were members Jimmy Wheeler, Becky Williams, Diane Fallis, Chris Crowe and Craig Campbell.

Our Treasurer, Becky, has been diligently working organizing accounts, contacting co-owners to obtain ACHs for monthly dues and 110 have signed up on ACHs. She has collected thousands of dollars on delinquent balances and is doing a superb job. We had 4 units that were over 120 days delinquent, 2 of which have paid. Two others have not responded to Becky's certified letters or contacted her regarding any payment arrangements. The Board voted to have our attorney place liens on those two units.

Our utilities remain very high and as of January 2023, sales tax has been added. Judith has sent letters to all utility companies requesting our property to be exempt, since we are a non-profit.

Craig suggested we contact a company to do a reserve study for us to plan for future unexpected expenses. Our operating account has \$284,000 and we are transferring \$1,500 each month to reserve.

In 2022, our capital improvements totaled \$198,000. We had budgeted \$169,000, but had funds left over from 2021 to complete some necessary repairs.

The Board approved the landscape contract with GreatScapes. We going to ask William Hardin, Manager, to meet with the Board and to express some concerns co-owners have complained about.

In the next few weeks, we will be sending out newsletters via email. If you do not have email, there will be copies in the Clubhouse office.

## Board Meeting Minutes March 21, 2023

Judith Perkins, our Board President, opened the meeting at 5pm. Attending were Becky Williams, Treasurer, Jimmy Wheeler, Vice-President and Diane Fallis, Secretary. Chris Crowe and Craig Campbell were unable to attend.

Becky reported on the collection of past due HOA fees and the balance is down to \$10,249.90.

One co-owner has been notified numerous times regarding trash left in the breezeway by the door. We have fined the co-owners \$1,000.00 and explained a lien may be placed on the property if the offense is not corrected. Co-owners may approach the Board within 10 days to dispute or explain the infraction.

There is an underground leak from our boiler by the clubhouse. We have contacted Disponette Services, called 811 to have utility lines marked and will proceed with repairs as soon as possible. This will result in a lack of heat for our co-owners until the leak is repaired.

The Board approved renewing our pool contract with Della Valle Management.

The quote for milling and repaving asphalt on parking lots is \$204,000 and will need to budget \$84,000 more. We will contact an engineer to ascertain the need for this project and get two more quotes before proceeding.

Discussed renewing our liability insurance policy and speak with agents regarding roofing proposals. We need two more quotes for roofs at buildings 1, 2, 5 and 8.

The boiler/chiller switches need repair or replacement, and we also will change codes to lock box for contractors.

Big Beaver Tree Service will be contacted to remove the tree between buildings 5 and 6 that blew down during the windstorm and check on a tree that is split by unit 304.

A notice will be prepared regarding the unsightly patios and balconies. Our by-laws state that all areas are to be kept clean and free of trash and not used as storage areas. Those who do not comply within the time frame will be fined until the problems are resolved.

## Board Meeting

April 17, 2023

Judith Perkins, HOA President, opened the meeting at 5pm. In attendance were Jimmy Wheeler, Vice President, Becky Williams, Treasurer, Diane Fallis, Secretary, Chris Crowe and Craig Campbell, Members at Large.

The property's insurance policy was renewed and paid in a lump sum to save on premiums. Our community is now valued at over \$21,750,000.

Judith is preparing a letter to be sent to all co-owners regarding the change from the heating system to the A/C system. Our Maintenance Coordinator provided the last 11 years of change over dates and the fluctuating temperatures. The Board can only make the best decisions based upon weather forecasts.

Contractors replaced one balcony in building 6 and we are planning to do more roof replacements as the budget allows. We also plan to have our pool contractor repair/replace areas around the pool deck.

The Board discussed meeting with the landscape manager at GreatScapes regarding the quality of mowing, damaging curbs and light poles and other complaints from co-owners. We expect their services to improve.

There are several entry doors and window treatments that are not in compliance with our by-laws. Some are painted different colors and the by-laws state "Co-owners may not alter the exterior of their condos without approval from the Board of the Homeowners' Association. This rule is intended to maintain the architectural style of the community. Exterior alterations include, but are not limited to, changes in painting, lighting, decking, doors and stairways. Co-owners in violation of the rule will be liable for all costs associated with the returning the exterior to the condition it was in before the changes were made."

The latest Profit and Loss Statement for the first quarter will be posted to our website for co-owners' information.

## HOA Board Meeting

May 19, 2023

Attending the meeting were Jimmy Wheeler, Becky Williams, Diane Fallis, Chris Crowe and Donnie Rardin, our Maintenance Coordinator. Judith Perkins is on vacation and Craig Campbell was out of town.

Nathan Robinson and Greg Watson with Armor Property Services attended the meeting to offer their presentation of information regarding the roofing work completed on our property. Their presentation was very comprehensive and included a plethora of data from the inspections of our roofs. The photos revealed several problems which may need to be addressed. When our HOA President, Judith Perkins, and Craig Campbell return, we will provide them with the documentation and conduct another Board meeting to discuss the materials given to us.

A Board member reported a disturbance from renters and their guests from unit 704. The owners will be notified and asked to speak with their tenants regarding our by-laws.

We will vote on a new pet policy which will include verbiage such as 'No pets/dogs are to be left outside unattended by their owners on patios or balconies or any common area. Owners are not allowed to tie up/tether their dog/pet and attach that tether to our buildings.' We had a complaint recently about a large dog tied up near a condo and when a neighbor got out of their car to enter their condo, the dog growled and acted aggressively, which frightened the other co-owner.

We will post Pool Rules in every breezeway to remind residents of the rules and regulations for using the community pool. The pool will open on Memorial Day Weekend.

## HOA Board Meeting

June 2, 2023

Judith Perkins, President, opened the meeting at 5pm. Attending were Jimmy Wheeler, Vice-President, Becky Williams, Treasurer, Diane Fallis, Secretary, Chris Crowe and Craig Campbell, Members-at-Large.

We discussed, at length, the information given to us at the last Board meeting regarding Armor Property Services. At that time, they presented us with their assessment of the quality of our roof replacements. According to their inspections, many areas of roofs need repairs or replacement. They gave us a copy of a Contingency Agreement that was signed by the previous Board and dated July 6, 2021.

Craig Campbell made a motion that we contact our attorney to ascertain the validity of said contract. The motion was passed unanimously, and Craig said he would send the contract and all other paperwork we had received from Armor Property Services. Until notified by our attorney, no further action will be taken.

Donnie Rardin, our Maintenance Coordinator, should contact other roofing companies and get more estimates. He also needs to provide the Board with a copy of the contract/s we have had with Stone Roofing regarding roofs they have replaced, the scope of work performed, if up to code and related costs of each building's roof, plus insurance certificates.

We also discussed possibly selling the pool table and shuffleboard game table in the Clubhouse that are seldom used.

## Board Meeting Minutes

June 15, 2023

At 5pm, Judith Perkins, HOA President, called the meeting to order. Becky Williams, Jimmy Wheeler, Diane Fallis and Craig Campbell attended. Chris Crowe was unable to attend.

We had another visit from Armor Property Services for them to present their information regarding roof replacements. Judith said she will be on vacation for two weeks and instructed all other Board members to decide whether to go forward with their services. After asking many more questions of Armor Property Services, five Board members voted yes and one absentee vote was no. Armor needs to present an actual proposal with details of scope of work, costs of remaining roof work, and clarify answers to questions that we have previously asked. No work will begin until the Board reviews the proposal.

We discussed having a new sign made for the pool which will include no smoking in or around the pool area and no alcoholic beverages in the pool area. Also, no loud music is allowed to disturb others.

## Board Meeting Minutes

July 17, 2023

At 5:15, Judith Perkins, President called the meeting to order. Attending were Becky Williams, Jimmy Wheeler, Diane Fallis, Craig Campbell, Chris Crowe and Donnie Rardin, Maintenance Coordinator.

Judith scheduled the meeting after requests from Board members to discuss our roofing contract. Several members wanted to voice their opinions and reservations regarding the new roofing contractor and were concerned that the contract with Armor was signed before these members could meet to discuss. At the last Board meeting on June 15, 2023, members voted to use Armor Property Services to replace the roofs remaining on our schedule for this year. Judith said the vote stands and Armor will be completing roofs on buildings 1, 2, 5 and 8. They have a completion date of October 2023.

At the end of the meeting, Chris Crowe resigned from the Board.

The next meeting will be the Annual Meeting held on the second Monday in September. Notices will be sent out to all co-owners and the Board would like many co-owners to attend.