

July 29, 2024  
Call to Order: 6:34

## SUMMARIES AND ACTION ITEMS

### Finances

- We won't be pulling over the entire \$500k at once, but as needed to cover invoices
- Need to approve the draft to homeowners that Megan put together (Curtis wanted to see it. The email has been bumped)

### Open Forum - car in handicap parking space that hasn't moved

- Juan asked Andrea to keep sending photos so we can document a timeline, in case we DO tow it and the owner counters

### Old Business

#### Stein Claim

- waiting on Amento's inspection for hidden damage

#### Fire System/Building 4 panel replacement

- Trestle to remove AAA from the bid set and look for 3rd option for bids. Targeting a replacement in Aug/Sept timeline
- Need to give homeowners 30 days notice of the inspection, and a head's up that it's coming even if we don't have an exact inspection date yet (yes, homeowners will ask for more details we won't have, but we can reiterate that to them and it's more important to keep them in the know)

#### Window and Door Replacement

- Kris to sync with Curtis offline to update the document

#### Water losses

- Review latest list of change orders that Danielle sent
- Adjuster is still holding Cascade invoices and is in discussion about them
- Respond to NW, Steadfast, and AAA payments for approval so we can cut checks this week
- Juan to identify who is replacing Cascade so we have someone to call for emergencies

#### Landscaping

- Juan to notify Dan to inspect ALL sprinkler systems, as some of them are definitely not running (buildings 13 and 7).

- Plan walkaround with Dan in the next two weeks to point out issues, especially overmulching above ground floor units that may contribute to clogged drains. Andrea would like to join this walkaround

#### Dryer Vent Cleaning

- Target mid-August date
- Juan will ask residents to report back after service with any issues

#### Pressure Washing/Painting

- Juan to finish walk-around of property this week
- Juan to bump email with all the notes from our last walkaround per Curtis's request

#### RSG

- Level 2 study in the works
- Goal to have first draft of budget in early September

### **New Business**

#### Drainage Cleanouts

- Juan to inventory how many subterranean drains we have, in order to pick which ones to target while trying the plumbers
- Juan to ask Dan for input on additional flooding mitigations that landscaping could address
- Prof to do research on potential consulting organizations that specialize in rain gardens, flood diversion, etc

#### Seal Coat Bids

- Confirm that our drain cleanout plan won't involve digging up asphalt, and if so, wait to do that before the parking lot
- Juan to also get an estimate from the same company that did it last time
- Juan to include higher quality curb stops in the estimates, plus if the fact that we have to do the parking lot in phases would incur additional cost
- Discuss offline/get estimate on security presence to enforce parking

#### Rules Update

- Board to read over current rules in preparation for discussion
- Meeting on Aug 12 to make a plan for big ticket items to change
- Board will go over and comment on the word doc for rule change suggestions, then Juan will run it past attorney
- Approve at next meeting so it's recorded in the minutes, give homeowners 30 days notice before they go into effect

#### HOA Yard Sale

- Elizabeth and Curtis to help with a planning committee, discuss offline

Adjourned at 8:15

Next meeting: Aug 26

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## Full Notes

Finances: see agenda

- Reserve will be pulled over as needed to cover invoices rather than doing the entire transfer at once, just in case something happens that we need it

Letter to owners about reserve transfer

- Approving draft that Megan put together (Curtis is looking again)

Open Forum

- Joan asked about status of flooding work, they have been approved. Note that there is no insurance claim for that, this is why we paid out of reserves. Refer to it as loss or water event, but avoiding the language of "claim" because insurance is not involved (see previous meetings for those decisions)
- Andrea asked about the status of the car parked in the handicap spot across building 7, 14, 18. Has a tag and permit, but hasn't moved and doesn't think the person lives here. Juan explained that it has to follow rules of public handicap spaces, which have no time limit if tags and placard are up to date and the vehicle is working. 45 days without moving rule doesn't apply. We COULD tow it, but if it owner went to court with it we would have trouble winning worst case scenario. Juan asked for more photos, etc, so we can keep a timeline.

Old Business

Stein Claim

- Working with Amento (engineering) and Steadfast (construction)
- Waiting on Amento's inspection for hidden damage. No new update.

Fire system/Building 4 panel replacement

- trestle action item: Remove AAA from bid set and look for a 3rd option
- Choosing replacement in August/September timeline.
- Kris reminds to work backwards in the schedule so we can give homeowners 30 days notice (with follow-up reminders). Juan will consider this in choosing a vendor since it will potential cause scheduling issues

- Even if we don't have the vendor yet, we should give a head's up that the inspection date is coming

#### Window and Door Replacement scope update

- Keep tabled
- Kris: would be willing to update the document, will sync with Curtis offline

#### Water losses

- Need to review latest list of change orders (Danielle sent 7/29 at 5)
- Adjuster still holding Cascade invoices, is currently in back and forth discussion before he approves.
- NW, AAA and Steadfast payments saw no concerns. Action item: we need need to respond to this tonight so we can cut checks this Thursday
- 4-101 issue: in progress composing the response letter to the owner regarding to his request

#### Landscape

- Curtis: Does the landscaper have liability for over-mulching the barrier wall? Juan will check their agreement to see if there is shared responsibility and will turn that info over to the attorney. Curtis: how can we protect ourselves with issues that keep happening, get landscapers to have some liability
- Kris: Can we use the photos from our walkaround to talk to Dan about how to remedy that. Share documents from Cascade
- Kris: Ask Dan about lining border walls with extra barriers
- plan walkaround with Dan from mid-august. Juan references the drainage cleanouts. Kris asks if we can do it sooner before rain season hits, maybe in next two weeks. Andrea asks if she can join the walkaround
- Curtis doesn't think sprinklers are running in all the zones. Andrea mentions sprinklers behind 13 aren't running. Curtis cycled through test mode and saw west side of building 7 isn't working. Contract interval is annual, but they'll respond to issues as we report them, so Juan will notify Dan (and also bring up in walkaround). Want to check other zones that may be missed so they don't ONLY do the zones we report

#### Dry Vent Cleaning

- Miracle Vent discussion happened to do better, planning mid-August date
- Kris: suggests to check the buildings after the case, Juan says he'll ask residents to check after the service for any issues.
- Jim looked through the vents and notes that some are really full

#### Pressure Washing and Painting

- Juan is planning to come do the rest of the walk-around from looking for other areas that needed pressure wash this week.
- Curtis would like a write-up of the scope/notes from last walk-around so we have something to approve. Juan will bump email.

#### RSG

- level 2 study in the works (every three years)
- Goal is to have budget draft early September

#### New Business

## Drainage Cleanouts

- most want to come out and look first before giving prices
- Juan suggests trying one or two of them to try a couple of buildings to test them out (maintenance style cleaning, if they find blockage)
- Curtis: in the past the plumbers have done bare minimum - jet the line and move on. Unwilling to discuss preventative measures. Looking more for changing drain sizes, wants them to actually trace the lines and do more investigation about stuff like separate lines, creating rain gardens, diversions.
- Prof: should we instead seek consultation from organizations where this is their exact purpose? Notes some organizations specialize in advising rain gardens, etc. Can ask Landscaping as well. Juan can talk to Dan. Prof will do some research to look for alternatives.
- Curtis notes that we should still do the cleanout but action item is to find better consultation
- Juan will do inventory on how many subterranean drains we have, then do one at a time across the community

## Seal coat bids

- Kris: Should we figure out our drain plan before parking lot? Wants to confirm that we won't need to be digging up asphalt beforehand
- Curtis asks about the massive increase in bid. Juan went over the numbers, the repairs are the bulk of the cost, plus inflation over 10 years. Wants an estimate from the same company
- Curtis notes that we tend to do these in 3 phases (so we can move cars), can we take this into consideration with estimates. Action item for Juan: can we get the higher quality curb stops in the estimates.
- Curtis notes one year we had a security guard come out and make sure people weren't moving cones and stuff. Can we get an estimate on doing that again? Need to include covering the process of blocking off parking spots. Need onsite presence, not JUST a mailing. Action item: add to next meeting? Try to resolve offline

## Rules Update

- full update or amend the section on moving cost? Juan recommends doing a full update of rules
- Curtis: Send around work doc, each board member should read through and make comments for what should change.
- After edits, run it past the attorney to double check for any legal issues, then in meeting would need to approve as part of the minutes, give homeowners 30 days notice before it comes into effect
- Andrea: asked about move-in/out fee. Rename it to add separate fine for clarification. Homeowners are supposed to self-report on tenants. Add fines for not reporting.
- Proposal separate meeting before. Aug 12 (check with Tyler)

Kris asked the board if they had reviewed the change request invoices Danielle sent this afternoon. Curtis said he would like to review them prior to signing off. Kris will hold off on

approving the changes until other board members have reviewed and sign off. Kris did not have any issues with the change requests except to note that most of the changes are a result of Cascade taking out more than they needed to during remediation

Kris asked Juan if they had already identified who is replacing Cascade so they know who to call before we have an emergency. Juan said he did.

Juan brought up the garage sale on Prof's behalf, Elizabeth wants to help put one together. Curtis suggested we have a committee who wants to plan the event to get together (outside the board meetings). Kris asked if there were any concerns with having a garage sale if it could bring unwanted attention from theft rings, no one else had an issue.

PS - Elizabeth is Jim's wife, I think she is going to reach out to you about the garage sale planning. Curtis seemed interested in it too.

Next meeting day: Aug 26