

Sept 30, 2024

SUMMARIES AND ACTION ITEMS

Finances

- Board to start going over the 2025 budget proposal. Will use info from this and reserve study to decide amount details on reserve repayment special assessment.

Fire System Testing

- Board decided to go with Western State for our new test and monitoring company

Pressure Washing and Painting

- Juan to advise Steadfast to prioritize entrance and in front of clubhouse with regards to curb painting

Drainage Cleanout

- Repairs approved for the pipe issue in building 12. This will be disruptive as they have to excavate the area and relay the pipe, so plumbing will be shut off for a portion of the repair. They'll be communicating with building 12 residents about this timeframe

Rules Update

- Board continues meeting to update house rules. Next meeting Oct 14

Future HOA Meetings

- Prof to post flyers announcing upcoming HOA meetings, along with printed minutes added to the message board

FULL NOTES

Call to order 6:34

Finances

- TODO: Board to go over budget in time for a 14 day notification to home owners for the meeting end of november

Open Forum

- Prof: asks if HOA or homeowner covers chimney cleaning. Juan says homeowner.
- Carol asks about delinquencies. Juan confirms that it's one big account plus a few that are getting insurance chargebacks from the freeze event. Juan explained the consequences of outstanding delinquencies.

- Jim asks about status of special assessment. Homeowners have been notified. Next step is to finalize the numbers, which can be done alongside the budget and after reserve study (so we can see exactly how much we need)
- Carol notes concern about the potential raise in dues alongside whatever the special assessment will be

Old Business

- Stein Claim, general update meeting happened (no action items)
- Fire system testing. Board decided to go with Western State for our new Fire system company.
- Window and door replacement scope update: On hold while board works on updating house rules
- Water Loss: steadfast in progress, very close to being done
- Pressure washing/painting: Steadfast has approval, scheduling hopefully by the end of the week. Gave details on areas to start with. For curb painting, ask Isaiah to prioritize at entrance and clubhouse
- Reserve Study: hoping to get within the next week
- Drainage cleanouts. Repair approved for building 12. Will be somewhat disruptive as they have to excavate the area and relay the pipe, so plumbing will be down during that time. Will be communicating actively with building 12.
- Rules update: in progress. Prof and Tyler gave update to homeowners about what we're tackling. Next meeting to discuss on Oct 14

New Business

- How to rally more board meeting participation. Prof volunteers to post reminder fliers for the meeting every month. Post minutes on bulletin board as well. Notifying 14 days before meetings will eventually become mandatory so may as well get into the habit.

Next board meeting Oct 28

Adjourned 7:15