

September 11, 2024
Board Meeting 8:30PM

Attended

Corinne Mayhew
Katie Leithead
Rich Wells
Lonnie Hastings
Nicholas Mack

Absent

Daniel Nelson

Discussion Points

- Approved minutes from July's meeting (we did not meet in August).
- Went over income and expenses for the last 2 months (since we missed August's meeting).
 - New insurance carrier required a 30% down payment so expenses were a little higher in August.
 - Electric bill went up, Rich will look into it further and see why it's so much higher.
- Next month's meeting we will need to discuss Snow Removal. Rich will get a quote from LD and additional ones to compare.
- Handrails will be quoted next week. The style has been selected (via text).
 - Committee voted to have them painted to match the current ones in the community. (Almond)
 - Rich will send us final quote/product so the board can approve.
- Discussed switching Pest Control company.
 - Rich will get bids so we can compare prices/processes then we can approve.
- Windows: community has 7 weeks to get them replaced, the deadline is October 31, 2024. Fines will then be sent out.
 - Rich has been sending emails and letters, he will also make phone calls to everyone who needs them replaced.
- Decks have all been stained, the ones TPM had to do were billed to tenants/residents.
- Water issue by the DeHeer's house is still ongoing but getting taken care of. It's currently drying out, someone is coming Friday, September 13th to continue working on it.
- Neighbors by Nicholas received a bill from LD for fixing their sprinkler head, Nicholas will send it to Rich to be taken care of.
- Wyze yearly subscription renewed, Nicholas sent Rich the receipt for it.
- Grasshoppers and voles are a big issue at the garden. Next year, trim down the weeds so there are fewer grasshoppers?
- Nicholas brought up garbage pickup around the community, the current crew is currently doing the bare minimum. Possibly going to look elsewhere for a new crew? Katie also mentioned she may be interested in doing garbage pick up along with dog poop every week.
- Parking spots were brought up again, several neighbors over by Nicholas/Corinne have been complaining about how there are the same cars switching spots every few days.
 - Katie brought up charging for parking to try and get people to park in their garages.
 - Rich mentioned we could have passes for each household that allows only 1 vehicle to be parked in a parking stall from each home.
 - We agreed to check CC&R's first (HOA Rulebook as well) and revisit the parking issue next month before moving forward with parking passes. Rich says we need a rule to enforce before we can send warnings.
- The fence over by Katie is now broken, most likely from the wind. Rich sent to maintenance.

Action Items:

- **Rich:** Gather previous electric bills and figure out why it's gone up.
- **Rich:** Get bids for snow removal (along with LD) just to make sure we are getting the best price.
- **Rich:** Get bids for Pest Control.
- **Rich:** Follow up on stained decks to make sure tenants/residents have been billed.
- **Rich:** reimburse Nicholas for Wyze subscription, pay LD bill for sprinkler head (Nicholas sent to you)
- **Rich:** send out warning to homeowners about parking. Remind residents to clean out their garages, use storage units, etc.

Meeting Adjourned: 9:45PM