

Homeowners meeting November 20th, 2024

Attendance via zoom: Kristin Holliday- (Board), Kent Woffinden(Board), Dale Larsson(Board) Ann Craig(Board) Loys Hamilton(Board)
Jed Andersen(Board) Carlos Carvajal(Board) Rich Wells(TPM) Homeowners Erica Rodriquez, Iola Richardson, Heather Fawcett

Meeting from October Approved

Expenses

Expenses and income were reviewed.

Basic month with some parking income and transfer fees. Last month of lawn care for the year. Last water bill.

The CD's were rolled over. 107,000 in Cd's

Check for tree trimming sent but not shown on expenses. There was some bore treatment on some trees. Use dirt from homeowners and ice melt has been delivered to those who asked for it. Contact Rich if anyone else needs ice melt.

Parking- Signs made to reserve spots for snow removal to be stored. Purchased parking signs for visitor parking spots. Scan for parking. New entrance signs and playground signs.

Changes to homeowner documents have been turned over to the lawyers. Majority of homeowners must approve of new documents. Rental cap included. Majority of 103 homeowners must approve. . Might have to go house to house to get it approved. Should get a rough draft to look at and review and see if there are problems before the vote. Rentals between 17 and 22 percent of units in the past. Cost of new documents around 6300.00 dollars by Miller Harrison

Justin Carr has received building permit for Leona's house rebuild. Other unit the builder will get the permit soon.

Open forum

Heather talked about mediation for disputes. Erica said an explanation of the rental cap and the reasons for and clarification would be helpful

Request to go to executive session made by Dale and seconded by Kent

Executive Session

Collections. Regular payments on one of the accounts and another one has been caught up on past due accounts.

Decided to move more money to Mountain America Cd's from general account. Move 25,000 to CD's Motion by Dale and seconded by Carlos Kent, Dale and Jed will make the deposit.

Decrease of dues was discussed. Decided a updated reserve study should be done and then a decision could be made. Updated study cost would be around 850.00 dollars.

Collection to start on a unit that has not made any payments and is 1700.00 past due. Dale said he would visit

Next week the leafs will be once more raked and discarded. Problems with scrubs to be taken care of.

Next Meeting the 15th, of January 2025

Motion to adjourn meeting made by Dale and seconded by Carlos