



Attendance:

- Frances
- Norma
- Andreas
- Larry
- Robert
- Dana

Important Tornado Business

As you all know, a tornado struck Madison on Saturday, December 9th, and brought additional damage to our community. The Board reassures all our neighbors that we are hard at work assessing the damage and taking the first steps toward repairs. Dana has contacted our insurance company to file the damages. You can expect workers out immediately to tarp the damages against further damage while we work with insurance to restore our community.

Reminder!

Our next community meeting is in two months on February 6th at 6:00 pm at the clubhouse. Please join us!

Storm Damage: Note! All updates here are based on pre-tornado information and may no longer apply. The Board will update the community regarding those damages once we have a full scope.

First estimates on chimney repairs have been received. The board is waiting on additional bids to find the best option before accepting. Note that this estimate is only for chimneys we knew were damaged prior to the tornado and whose owners stated they used said chimneys. This project must be reevaluated in light of recent damages.

Units 200-206 roof repairs were completed at a cost of \$20,906.15. Units 610-609 are pending chimney repairs for a cost of \$23,082.13. Units 301-311 have received a bid for a new roof at \$32,714.80. Andreas moved to accept the bid, Norma seconded, and the motion passed. Timelines for this project are weather dependent but we are seeking immediate repairs.

Community Repairs:

Replaced shingles on unit 1069.

Fixed siding on unit 613.

Fixed soffit on unit 1044.

Units 1068-1069 scheduled for soffit repairs.

Unit 1069 requires significant and immediate foundation repairs. Bid received for \$9,410. Robert moved to accept the bid, Andreas seconded, and the motion passed.

Additional Business:

Notice: All homeowners must complete their regular dryer vent cleaning beginning in January to be finished by March 31st. This is required to lower the risk of fire within our community, and any homeowners who do not provide proof of cleaning by March 31st will be assessed monthly.

The community will receive free trees for the neighborhood on December 14th (*this may have changed*) with planting coming soon after. Homeowners may see utility markings around the complex in the meantime and are asked to not interfere with them.

The 2022 Financial Audit has finished and is attached to this email. If you have received this news from a printed copy or neighbor, you may contact Dana for a copy. The audit is a basic breakdown of income and expenses for the 2022 calendar year.

A homeowner requested additional dog waste bag stations in the community, specifically around the southern half of the community. The Board has approved this request and Dana is sourcing two additional stations near the clubhouse and along the southern fence.

The Board has recently learned that there was a unit for rent within the community and has taken action to terminate the lease. We would like to remind the community that our bylaws prohibit any renting of units (in part or in full), except those units grandfathered into older agreements.

The Board found a broken chair and food in the oven of the clubhouse following a weekend of rentals. The clubhouse is a community amenity we all share and enjoy, so we would like to ask all homeowners to kindly clean up after themselves and treat the clubhouse with respect.

A member of the Board brought two items to our attention: a full review of all soffits and repainting the metal trim on some carports. The Board agreed to seek a full review of all soffits given the number of repairs they have needed this year. While the Board agrees that painting the metal trims, we must first budget for pool repairs in the Spring. The board will investigate cost and reconsider when we can.