



Attendance:

- Norma
- Andreas
- Larry
- Robert
- Dana

Topics:

**Reminder!**

We have our annual meeting on May 7th at 6:30 pm at the Clubhouse! We will be voting to elect two officers, so we request everyone to join if able.

**Finances:**

The clubhouse account has a balance of \$6,920.88, which is typically reserved for clubhouse expenses. The board discussed using a portion of these funds towards repairing the storage shed behind the clubhouse or saving it for pool repairs in 2025. As we need our usual contractor for more important issues, Dana is looking for another bid on the project.

The board is currently pursuing legal action against three units for delinquency in maintenance fees. This is an unfortunate requirement to continue to maintain our community.

**Storm/Tornado Damage:**

Wind Damage Account: \$317,781.95

Tornado Damage Account: \$850,196.91

Special Assessment Delinquent Total: \$15,883.24

There have been several payments in the tornado insurance payment for non-common areas. Dana will be reaching out to the specified homeowners to distribute insurance funds.

The chimney at unit 603 has been rebuilt and installed. Chimneys for 254 & 258 are rebuilt and scheduled for installation, weather dependent. The remaining chimneys are under construction.

**Roof Repairs:**

- 1050-1051: Carports scheduled.
- 101-109, 300-306, 301-311, 700-710, 1005-1009, 1019-1030 are all scheduled.
- All other roofs are awaiting scheduling.

**Additional Topics:**

Dryer vent cleaning for all units was required as of 3/31/24. The board will pursue assessments against units that have not submitted proof of cleaning to Dana.

The board would like to remind all residents of the parking rules. Street parking is only permitted during the day and all overnight parking MUST be in a designated parking spot, either in a carport or overflow. We are including a copy of the allowed parking areas in this email. The board has and will continue to ticket and access violations.

The community needs a new financial auditor and Dana has found a new one for a slightly lower price of \$2,900. Robert moved to accept the bid, Norma seconded, and the motion passed.

The board has found a new cleaner for the clubhouse at a rate of \$175 per visit, as needed. This is slightly higher than our previous cleaner, but the funds come directly from the clubhouse account, which is well-funded. Norma moved to accept the bid, Andreas seconded, and the motion passed.

Following damage to the "No Trespassing" sign at the middle entrance to the community, the board has investigated replacing all four such signs (one at each entrance and one at the back drainage pond) due to wear and age. The quote for replacements came to \$3,500 for creation and installation. To save community funds, Dana found similar, premade signs on Amazon for \$48 each and our usual contractor can install them at a reasonable rate. The board is moving forward with this plan.

A unit in the complex failed a radon test before a sale recently. This has never occurred before in the community and the board decided to consult a lawyer to determine who is responsible for testing the other units in the building and installing any needed systems to disburse the radon. The board will keep the community updated as this develops.

Norma moved to accept a bid of \$3,700 for the previously mentioned reserve study. This will give us a better plan for budgeting for maintenance for the years to come and is mandated by law.