



**Attendance:**

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

**Public Meeting:**

Dana present the insurance loss report covering the damage from the wind storm in March, which showed a total payout of \$153,010.75 and total damages of \$480,747.08. After our \$1,000 assessment earlier this year and repairs to the south fence (not covered by insurance), this leaves a remaining loss of \$149,446.33 that must be covered to fully repair the community.

The board presented two options for an additional assessment for the attending homeowners to consider:

- 1: Payment required in full for \$957.84.
- 2: Payment spread across 2024 with monthly payments of \$79.82

The homeowners discussed and requested the latter option. The board held a vote and passed a motion enact the monthly payment of \$79.82. Homeowners will have the option of paying in full if desired.

Dana reminded homeowners that as this second assessment is for the same damages, they may be combined with the initial assessment for insurance purposes, and some plans may cover the cost. We encourage all homeowners to contact their home insurance companies to see what their plan covers.

Repairs for the storm damage will begin shortly. The board has accepted bids on roof repairs for buildings with missing chimneys as these are at the highest risk of water damage, with further repairs prioritized based on similar risk or with missing siding. Work will continue as the assessment is collected to fund the repairs.

The board is looking for contractors to inspect chimneys throughout the community. Many in the complex were constructed without a key component called a "cricket" that

diverts rain water, leaving them vulnerable to water damage. We are searching for a qualified person to assess which chimneys need repairs. Until told otherwise, we advise homeowners not to use their fireplaces until told otherwise.

Homeowner asked about work trucks parking in overflow parking throughout the community. The board would like to remind residents that parking is for homeowner's personal vehicles and guests only, not commercial vehicles unless it is to work on a unit.

Homeowner requested more dog bag stations throughout the community. The board will discuss necessary locations. Homeowners are encouraged to contact the board or Dana with locations where they feel more stations are needed.

Homeowner mentioned pooling water in the south of the complex that attracts mosquitos. A work order has already been submitted to correct the issue.

Homeowner requested seeing the final financial statements for 2023. All homeowners may request such information from Dana at any time.

Homeowner stated that their trash has not been picked up multiple times in the last couple weeks. The board requests any home owner with similar problems to contact them so they can bring the complaints to the trash removal company.

Homeowner requested an updated unit directory. Former board member Linda has volunteered to update this for the community.

#### *Board Meeting:*

Topics:

#### **Reminder!**

Our next community meeting is in three month's time on February 7th at 6:00pm at the club house. Please join us!

#### **Storm Damage:**

Board received bids to begin repairs on two chimneys that fell down during the storm. Board member Robert volunteered to not have his chimney rebuilt, which saved the community some cost. Repairs will begin shortly. Estimated cost is \$5,897.76.

Board has requested a new bid from Professional Roofers for units 200-206. They have been consistently lower than other bids except her, and the board would like to negotiate a lower cost to stay with a single company as much as possible.

Board has voted to approve a bid from Professional Roofers for units 601-609 for \$34,383,52. Repairs should begin shortly.

The community's insurance company has opted to terminate our plan as of the end of the year. Dana has begun looking for a new company and plan for 2024. She expects an increased premium next year.

**Community Repairs:**

Pool repairs are required prior to opening in Summer 2024. The board has collected two bids and is tabling further discussion until January.

Board approved a bid to replace the soffits on units 1068 & 1069 to avoid the risk of water damage in the units.

**Additional Business:**

Board discussed the budget for 2024, including three options of increased maintenance fees to cover increasing costs. The board did not make their decision lightly and had to consider increasing water bills, increasing insurance costs, upcoming pool repairs, and the need for better reserves to fund any future repairs.

After comparing three options, the board voted and decided on a maintenance fee of \$315 per month, starting in January 2024. This rate will allow the board to fund future projects and add a significant amount to our general reserves next year.