



Attendees:

Dana Tiblier - Manager

Larry Butler - President

Norma Yarbrough - Treasurer

Andreas Schick - Secretary

Robert Fuqua - Member at Large

Meeting Notes:

Operating Account Balance: \$75,009.72

Reserve Account Balance: \$65,400.81

Clubhouse Account Balance: \$6,128.83

Wind Damage Reserve Account Balance: \$65,133.26

Tornado Damage Reserve Account Balance: \$76,933.77

Three chimney caps to be installed on 12/4/24 at units 404, 508, and 510. Two chimneys are being rebuilt at 255 and 257. Carport replacements for 410 and 501 are tentatively scheduled for 12/9/24, weather dependent. The temperature must be over 40 degrees for at least 24 hours for roofing glue to set.

Chimney siding for units 255 and 257 are being stored in the clubhouse storage building. This will delay removal of the building until the repairs are complete.

Dana Tiblier has filed a bond to enforce a restraining order against unit 107 prohibiting visitation to the unit and the current inhabitant must vacate by March 2025. The bond company is currently handling their paperwork. The board encourages the community to contact Dana if any violation occurs, preferably with pictures and contact the police.

Two units are in violation of dryer vent and fireplace mandates that were due March 31st and April 30th, respectively, and have been fined repeatedly since. In the pursuance of the safety of our community, the board is now seeking legal avenues for fulfilling the mandate.

The board has received word that our property insurance will not be renewed next year. Dana is already requesting quotes for 2025. The board will update homeowners as soon as possible.

Dana has reached out to the vendor who previously quoted us approximately \$44,000 to repair the pool before opening. The vendor will be coming out on 12/4/24 to assess the state of the pool and give another quote. The board is making this a high priority for 2025.

The board received three bids for repairs to an exterior water valve at unit 1018.

- \$1,285
- \$1,985
- \$1,167

Given that the bid for \$1,285 explicitly stated they will backfill their digging and place straw and seed, while the bid for \$1,167 did not, Andreas motioned to accept the first bid. Norma seconded. The motion passed.