



Attendees:

Dana Tiblier - Manager

Larry Butler - President

Bobbi Jo Hinton - Vice President

Norma Yarbrough - Treasurer

Andreas Schick - Secretary

Robert Fuqua - Member at Large

Finances:

Operating Account Balance: \$76,899.10

Reserve Account Balance: \$176,759.29

Clubhouse Account Balance: \$6,003.88

Wind Damage Reserve Account Balance: \$73,083.15

Tornado Damage Reserve Account Balance: \$56,212.77

Meeting Notes:

The wind damage repairs are finished and \$73,083.15 remains. If we reimburse homeowners the remaining wind damage funds they would get an estimated \$378.66 per unit. This would either be through a credit to any outstanding delinquencies or a check. Andreas motioned to refund the funds. Bobbi Jo seconded. Motion passed.

One chimney cap at unit 502 remains for repairs from the tornado damage and may have been installed but not invoiced. The chimneys at units 255 & 257 are still under construction and are dependent on clear weather to install. The clubhouse storage building will be removed once the chimneys are finished.

Four proposed amendments to rules and regulations have been sent to homeowners. The board is still collecting feedback on these proposals and is anticipating further discussion in the open meeting on 2/4.

The board received an updated bid for repairs on the pool for the same price of \$44,900. Bobbi Jo motioned to accept the bid. Norma seconded. Motion passed. The contractor estimates repairs to start as early as March, weather dependent.

The board received three bids for repairs to a broken exterior water shut-off.

Bid 1: \$2,475

Bid 2: \$2,250

Bid 3: \$2,387

Bid 2 explicitly stated they will repair or patch asphalt and concrete as needed. Andreas motioned to accept bid 2. Norma seconded. Motion passed.

A homeowner asked about snow removal in the winter. The board discussed the options and finances and decided it the cost and limitations of snow removal were not worth the price. Snow removal damages asphalt and speed bumps and would not be able to clear the alleys.