



Attendees:

Dana Tiblier - Manager

Robert Fuque- President

Bobbi Jo Hinton - Vice President

Norma Yarbrough - Treasurer

Andreas Schick - Secretary

Secanda "Candy" Gellineau-Wilson - Member at Large

Finances:

Operating Account Balance: \$14,733.27

- Payables: (\$5,751.28)

Reserve Account Balance: \$261,364.19

Clubhouse Account Balance: \$5,732.32

Meeting Notes:

The Clubhouse Heat/Air Actual Expenses is currently over budget by \$2,155.67 due to recent repairs to the air conditioning system. Andreas motioned to reallocate funds from the Clubhouse Account Balance to the Operating Account Balance to cover these repairs. Candy seconded. Motion passed.

There are a handful of homeowners who have not yet deposited their special assessment refunds. The checks sent are only good for six months before they expire. Dana is sending a reminder to these homeowners to deposit their checks before the six month date. Should six months pass and these checks are not deposited, the board will credit the value of the check to the homeowners' accounts.

The Reserve Study report shows the community as \$141,820.42 under budget for carport roofs (line 1) for the year. This is as many of the roofs were replaced last year following the storm damage. Dana and the board are discussing how to determine a better budget for this line item for the year.

The pool repairs are currently \$13,538.09 under budget and set to finish soon. Electrical repairs on the lights have finished and the contractors are ready to start pouring concrete, weather permitting. This will be the last of the repairs necessary. The pool restroom is scheduled to finish repairs on July 7th.

The board received a bid of \$7,578.00 for foundation repairs at unit 500, this includes a frequent customer discount. Andreas motioned to accept the bid. Norma seconded. Motion passed.

The board has received bids to install a wheelchair ramp at the clubhouse and to repair sidewalks in the community. As the board received three bids from the same companies for these, Dana will reach back out to the lowest bidder to negotiate combining the bids for a lower price, potentially saving the community additional funds.

The board received three bids to maintain the drainage ditch next to the clubhouse.

Bid 1: \$5,500.00

Bid 2: \$3,148.00

Bid 3: \$3,816.00

Dana will review the Reserve Study to see if this is budgeted in the coming years.

The committee on investigating interested in a community dog park is looking for feedback. If you have not received an email regarding this and would like to give your thoughts, you may email Bobbi Jo or Candy at the following:

Bobbi Jo: Bjreggreen@gmail.com

Candy: sssgf4@yahoo.com

A homeowner in the community has volunteered to chair a committee regarding updating fence paint in the community. Those interested in joining this committee can expect contact details soon.