



Attendance:

- Robert
- Norma
- Andreas
- Larry
- Dana

Topics:

**Storm Damage:**

A total of \$8,899.47 still remains to be collected from the wind damage assessments. The board has agreed to payment plans for most of these and has a court date next month for one delinquent unit. A total of \$57,285.04 of the wind damage insurance proceeds remains in the reserve account. A total of \$249,958.18 of the tornado damage insurance proceeds remains in the reserve account. Once all repairs from both storms are finished, the board will discuss options for all remaining funds.

**Community Repairs:**

Chimney repairs are nearly finished with only units 500, 502, & 510 still in progress.

Clubhouse HVAC repairs complete.

**Additional Business:**

Clubhouse storage building to be scheduled for removal soon. Our general contractor is using some of the stored materials in his current repairs. We anticipate he will be finished with the shed in the coming weeks.

The board received a single email in favor of allowing rental units in the complex again. Without any notable support, the board has shelved this discussion.

We have seen a lot of plant beds overgrown with weeds this summer. The board would like to remind residents that plant bed maintenance is the responsibility of the homeowners.

The board would like to remind residents that dryer vent cleaning and fireplace safety mandates exist to reduce fire risk and are delinquent units are pursued monthly until these mandates are met.

The board requested three quotes for tree removal in the complex. One quoted \$4,000, one quoted \$5,400, and the third did not respond. Andreas motioned to accept the bid for \$4,000. Norma seconded. Motion passed.

A homeowner replaced their patio gate with a new style without prior approval of the board, as detailed in the welcoming letter all residents receive. The board is requiring a conforming replacement installed within 30 days.

The board has received the second draft of the reserve study and will use this to finalize our 2025 budget in our October meeting. The study will be sent to homeowners prior to the open meeting in November for review and discussion.