

SEPTEMBER 2013

Open – 6:05 pm

Doug, Jim, Heather, and Ed – present

1) Nancy Wilbur's sister, Julie, has questions about the property, specifically near D104. There is exposed netting on the ground behind the unit, because the grass is dead. Will the grass be replaced? Should the netting be cleaned up? (It appears to be a tripping hazard) Also, there is a sidewalk issue in front of the unit.

Although we couldn't provide a solid answer regarding the replacement of grass, we did state that we'll have the landscapers look into removing the netting and authorized Julie to lay some river rock near the back patio. Sidewalk issues will be addressed next...

2) Sidewalk issues: Footprints needs to do a full assessment and a representative of the Board should accompany the inspector to see the issues first hand. In addition to the sidewalk issues in front of D104 and the areas that have been previously identified, there is a problem with the deck at E101. Who is responsible for repairs on a lower deck that is adjacent to a public area, one that is likely to cause a tripping hazard to passersby?

3) Cover the pool this winter. The experiment of leaving it uncovered last year brought too many frogs and ducks and didn't save enough money or time to justify not covering it.

4) Carport support post near D103/104 has dry rot and is splitting.

5) Schwindt Presentation: Look at CCRs, define components, walk through with architect, and plumbing study – 10k-25k for study only. Take all components and estimate costs, replacements dates, etc. and make informed decision to balance against how much is in the Reserve / how much will be needed to avoid special assessments. (30 year projection) Schwindt's proposal was approved by majority.

6) Do we need to raise in January, or can we choose another month to raise assessments? (Perhaps July) CAP will check.

7) Add to the newsletter that Reserve Study is coming and that Assessments will be raised if needed. When the Reserve Study is complete, we will have a meeting / presentation and invite all homeowners to attend.

8) What would be the cost / time commitment for Chase to conduct dryer vent cleaning for the entire complex? (CAP)

9) Look into the possibility to having a college class use our area as a "sustainable landscaping project."
(Jim)

10) Conduct a test on snaking the washer drains of corresponding upper and lower units by having Chase do it and then determining if it is necessary for all units. If it is, come up with a time schedule and cost per unit and set aside a few days for Chance to work on units that have signed up. (Heather will set up schedule using SignUp Genius.) Those who do not take advantage of this will be required to provide Board with proof of snaking by a specified date. Postpone newsletter until determination of this

requirement is made and make sure that newsletters are emailed to all homeowners, not just posted to resident doors.

Meeting Closed: 7:51pm