

## **Board Meeting Minutes 11-1-17**

Meeting was called to order at 7:10 PM. All board members were present. Agenda and minutes were approved and minutes from 10-4-17 were read and approved.

**TREASURERS REPORT:** Water bill is lower this month. Some residents are paying late and some are paying an incorrect amount. Two accounts will be going to collection this month.

**CAPITAL RESERVE:** Diane reported that the asphalt seal coating was completed on 149<sup>th</sup> avenue and one section of Siskiyou Ct. Due to the weather the other section of Siskiyou Ct will be done in May 2018 after the weather warms up. The River cliff sign at the entrance to Rose Parkway will be upgraded rather than be replaced. Joy is working with Mr. Rooter regarding the replacement and repair of water shut-off valves for each unit. Projects for 2018 were discussed including painting of decks and replacing of wrought-iron railings on all units and replacing the ceiling in the club house. No decisions were made on the projects at this time.

**EXTERIOR FACILITIES/MAINTENANCE:** Gutters will be cleaned beginning November 27. There may be some extra cleaning because the gutter guards were not removed during previous cleaning. There will be some water shut off repair November 8 on Rose Parkway loop.

**ARCHITECTURAL:** A request for new windows was submitted. There will be two kitchen windows and 3 bedroom windows of white vinyl. A locking mail box has been requested. The post will have to be replaced so the answer will still be no.

**HOSPITALITY/CLUB HOUSE:** The electric panel in the club house is rusted. The replacement cost will be \$2500.00. There has been a revision of the rules for use and clean up rules. A security fee will be collected if there is damage or if the club house is not cleaned. There was some mention of withholding use of the club house if HOA dues are in arrears but it was decided not at this time. It was mentioned that the temperature in the club house was too cool for residents to make use of the club house. Putting the thermostat on a timer so the temperature during the day was set warmer and at night set at 45 degrees was discussed.

**PESTS:** No report

**POOL:** The pool is closed for the season

**RENTAL COORDINATOR:** No report.

**GROUNDS:** Some trees were trimmed by the stop sign. There are a few limbs down. The pruning has ended for the year

**OLD BUSINESS:** It was decided to work out the details with the garden committee and commit to the community garden for one year to see how it goes.

**NEW BUSINESS:** The report on the outside audit was discussed. There will be some changes made to lessen risks including an officer not authorized as a check signer to review bank statements. It was also suggested that a reserve study update be completed and consultant be engaged to perform a maintenance plan. The board discussed replacing our current bookkeeping service.

### **Public Comments:**

Next meeting December 6, 2017

Meeting was adjourned at 8:50 PM

Marcy Marlow, Secretary