

Board Meeting Minutes 8-1-18

Meeting was called to order at 7:10 PM. Agenda and minutes of 7-3-18 were approved as corrected. All board present with the exception of Steve Ross

TREASURERS REPORT: Checking account running a little slim. Some residents are paying ahead several months and sometime the timing of deposits and checks are off. Past due payments are decreasing. One account is in collection and two are on payment plans. Setting up a reserve account at another bank was discussed.

CAPITAL RESERVE: Diane reported that the replacement of one furnace in the club house is almost completed. Joy reported that the repair of front railings will be scheduled as the contractor is able to schedule the time in the next few weeks. Joy also reported that the lighting replacement and added electrical for the clubhouse garage area is complete. Steve Alley and Joy reported that during the deck painting of two units it was found that they were in need of repair. Guy Whitney bid \$4,900.00-\$3,700.00 to repair and \$1,200.00 to pressure wash and paint them but it was decided to get bids from him and others for repair or total replacement before deciding anything.

EXTERIOR FACILITIES/MAINTENANCE: Steve Alley reported that a bid to repair a driveway was received from Hal Construction for \$4,420.00. Another bid was received for \$1,550.00. Steve will investigate more bids. The price for a locked mail box is \$75.00. They will be sold to residents for \$165.00 which includes installation. A mail box has been repaired and pool tile has been replaced.

ARCHITECTURAL: A request to replace two front windows was received and approved.

HOSPITALITY/CLUB HOUSE: Julie reported a good turnout for the barbecue. There are three rentals, September 1, October 1, and November 3. During the hot weather if the clubhouse needs to be cooled down for an event the air conditioner needs to be started the day before the function, there is a new thermostat and this will prevent the air conditioner from working too hard to cool the building. Purchase of covering for the windows in the room facing the west were discussed to help keep that room cooler. Julie will be sending out a calendar of events and meetings monthly. Steve Ross will be asked to forward this to the residents. Third Friday get togethers and socials for residents will be scheduled. There was a discussion about turning a space in the basement into a fitness room but storage for the pool furniture stored there would have to be found. The garden was a success and two people are requesting spots for next year.

POOL: Pool rules were discussed. Some residents are not following the rules about number of guests and bringing beverages into the area other than water. Rules are posted at the pool and residents may need to be reminded to follow them.

RENTAL COORDINATOR: No report.

GROUNDS: Diane reported that a bid was received from another landscaper for \$69,900.00 annually with extra charges for some services. This quite a bit more than we are paying Crystal Greens.

OLD BUSINESS: None

NEW BUSINESS: The roster is almost completed. Tom will talk to Steve Ross to see if he still wishes to be a board member. A resident is using guest parking for extra parking spaces for themselves. A letter will be sent reminding the resident of the parking rules. A request was received from a resident to borrow some of the chairs for a function in her home. This was approved.

PUBLIC COMMENTS: None

Meeting was adjourned at 8:50 PM Next meeting will be 9-5-18.

Marcy Marlow, Secretary