

## **Board Meeting Minutes 9-5-18**

Meeting was called to order at 7:05 PM. Board members were all present with the exception of Steve Ross. Agenda and minutes of 8-4-18 were approved as corrected.

**TREASURERS REPORT:** The account balance is still running tight but delinquent accounts are down. There was a discussion to increase the emergency fund by 5% and also put some of the funds in 30, 60, and 90 day CDs, particularly the reserve funds.

**CAPITAL RESERVE:** Steve Alley presented two bids to replace a driveway. One for \$1,550.00 from Active to overlay the driveway with asphalt; Hal bid \$4,400.00 to completely replace the driveway with asphalt. Active's bid was accepted to overlay with new asphalt. Two bids for deck repair were also presented. Guy Whitney to repair them for \$4,900.00 or replaced them for \$7,480.00 and Bruce Gardner bid to repair them for \$5,400.00 and replace them for \$7,890.00. The bid from Guy Whitney was accepted. There was also a discussion about door frames and it was agreed that the front door frames, and sliding glass frames are the home owner's responsibility and the garage door frames are the responsibility of the HOA. There was a discussion about the special piping replacement fund and it was decided to incorporate the piping replacement into the Capital Reserve Fund.

**EXTERIOR FACILITIES/MAINTENANCE:** A foundation repair will be done approximately September 17. Resident was informed that interior water lines are the owner's responsibility.

**ARCHITECTURAL:** There has been a request from an owner to move their satellite dish to the front of the unit to receive reception. Per HOA guidelines dishes cannot be placed in a common area or exterior walls. The owner supplied a copy of FCC rules; the rules are open to interpretation so we will consult our attorney for an interpretation before we make a firm decision. There was also discussion about placing cameras on the outside walls and entries. Since this may become more common it was decided to do further research on various kinds and sizes.

**HOSPITALITY/CLUB HOUSE:** Smoke alarms will be installed in the club house and a fire extinguisher is needed for the common area along with a diagram of rooms and exits. There are several rentals, 4 in September, 2 in November, and 1 in December. One welcome gift has been handed out to a new owner. Screen repair bid from Parkrose Hardware is \$328.00. Julie will get another bid.

**POOL:** The water heater will be turned off for the winter. We will order more blue tiles for the pool to have on hand for repairs. New pool furniture for next season was discussed.

**RENTAL COORDINATOR:** No report.

**GROUNDS:** Sprinklers will be shut down the end of September.

**OLD BUSINESS:** Attendance of Steve Ross was discussed. Tom has met with Steve and right now Steve has a conflict with his ministry group. Linda could do the roster and e-mails and be a board member but with no check writing authority. Tom will talk to Steve about resigning.

**NEW BUSINESS:** An owner who fell and was injured last winter is filing a suit for \$100,000.00. This will be discussed with our attorney and insurance agent.

**PUBLIC COMMENTS:** None

Meeting was adjourned at 9:20 PM Next meeting will be 10-3-18.

Marcy Marlow, Secretary