

NBOD meeting 4-19-22

7:00 pm via Zoom; quorum established

All members attended + Melissa Dicks of Access

1. Joe started by discussing financials:

* Melissa reported \$4,900 check from January from Spectrum for Q4 2021: still expecting for Q1 2022 – Check posted

* Loan repayments are not showing on income statement; Melissa will change how that appears – Needs resolution, possible off line reporting.

* Gibbs contract payments posts to ledger line 604 but should be to 600; Melissa will change. Ken suggested eliminating budget line 604. We do not budget for landscape maintenance, only grounds maintenance. - Corrected

* Melissa is straightening out Gibbs disbursements which will show on balance sheet in future; will have to discuss with Gibbs to make sure they match

* Expenditures for gates still exceed budget – New maintenance contract signed with Allstate ECA

* Water/sewer is within budget; gas is a little over budget

* Ken asked Melissa to check on gas provider contract because the per-therm rate is a little high – Ken resolved gas rate with Gas South – New contract rate .63 vs \$1.59 per therm

* Melissa has asked for e-billing from insurance provider; she and Ken will have call with our agent, Kurt – Ken reviewed with Kurt Lillie, spreadsheet on billings is forthcoming

* Conservice issues - we have no calendar of their billing, which impacts all boards' planning

* Joe needs ability to look at invoices live, as they are posted. Melissa suggested going over each invoice with new Property Manager the first time he pays each one. What is the status?

2. Social committee - Donna, Pat and Debbie seeking recommendations from Condos and Townhomes for resident participation. First event is pool party. Pool open 5/4. Committee is cognizant of cost; we already have sound system, so no DJ needed. The Varsity food truck is under consideration for event 5/14, awaiting quote. Christmas party and welcome baskets will finish using up the budget; baskets \$50 each or less.

3. Covenant committee - Judy Moore and Leslie Maddock, and chair is Beth Jones. Have fined one resident for dog off-leash and failure to pick up dog waste. Suggestion was made to increase the fines. A recent case was failure to clean up a large mess from the middle of the road. - Completed

4. Laura will send note to all condo residents re: not parking wrecked cars on site

5. Sign will be installed at the one parking space at the clubhouse that the spot is for "clubhouse use only." – Sign has been ordered
6. Heather is working on getting Spectrum to bury the Wi-Fi cable at Beech Haven. – Spectrum will not bury the cable
7. April 23 and May 7 clubhouse rentals coming up.
8. Clubhouse repairs: Ceiling repair fixed by drywall installer; the camera company that caused the problem paid for it. Fitness center walls have been repaired. Men's room door is broken; the closer and trim and should cost about \$150 for a 30-minute repair. - Completed
9. Fines for dog situations were increased to \$100 by unanimous vote. – Policy sent to all residents
10. Retaining wall repairs: quotes obtained; low bidder was Arbor Force for 62-tree removal of \$16,800 to be paid out of Reserve account, they just signed contract put together by Marvin and provided COI. No date yet for beginning work. Just signed a contract for engineering inspection of all walls. Scheduled for May 24th. Two day project
11. Fence on lower Ivy Gate Cir. has been damaged and rotted for years; must be replaced with pressure-treated 3-rail wood; will be charged to Reserves. Blueprint and Able Construction are low bidders, received two other much-higher quotes. Unanimous vote to use Able. – Scheduled for June 23rd.
12. Sidewalk repair (AquaGuard and Able) - awaiting AquaGuard availability; Melissa will follow up. – Will be completed within the next two weeks.
13. Gibbs color designer met with Ken and Rod; quoted \$6,500 and \$10,000 for two areas; Ken declined both quotes and plans. Gibbs will re-bid. - \$7,800 cost- Completed last week.
14. Fair amount of damage to irrigation on inspection (Rod walked with Gibbs), although there was no freeze this year. High quote because Gibbs had mis-labeled some repair needs as lateral lines instead of sprinkler heads. Expected to be \$10,000-\$12,000. BOD unanimously voted to approve an amount not to exceed \$13,000. No valve replacements are included. Pressure regulator will reduce longer-term costs, but that expense will be considered later. – Irrigation repairs completed
15. Landscape maintenance budget will pay \$1,590 for re-landscaping behind 7 houses where previous resident removed some plants and planted others. – Replacement completed

16. Cameras were budgeted for \$10k but we only spent \$5,162. Audio Lifestyles did original cameras and new ones; were very helpful in determining where to spend money and where we didn't need to. – Camera installation completed
17. Pool policies must be spelled out in clubhouse reservation rules; there is no policy for renting the pool. We now have a recycling can there; never had one before. Pool phone is working, but box is being replaced for less than \$300. It is on order. – Phone to be installed this Friday
18. Clubhouse use (for clubs) - additional expenses will be incurred, so \$50 per use was proposed. PM will handle reservations, calendar and \$ collection. Will note each event as "tentative" until it is finally approved and paid for. With only 8 available slots each month, we will start the program by limiting any one group to a max of two events per month. Will explain in the announcement why the \$ is necessary and that these are baby steps; if demand dictates, we will consider opening up more dates. Details were unanimously approved. Rod will draft letter to residents to that effect and will shoot for delivering to us on Monday, April 25. – Information has been distributed to the community
19. On 5/21, the next round of MTU replacements are scheduled (4-5 Manor, 2 condos, 5-6 townhomes) for 8:00 am-5:00 pm.
20. New PM D'Ari Butler starts 4/26; will be onsite same days as John was. Melissa will draft announcement and send for approval. - Completed

Adjourned at 9:18 pm.