

Meeting convenes at 6:05.

Financials: funds down due to spending on repairs:

Collections: delinquencies reviewed: \$51,331 outstanding, top 2 are at \$19k and \$18k next 2 at \$6k - we want to go straight back to foreclosure on the top 2; follow up actions on next 2? Isengard are supposed to be automatic at \$2k - Debbie will verify that we have liens on all owners over 2k

Small balance for 306 will be written off per unanimous vote: outstanding issue with the unauthorized basement addition on this unit - Debbie will follow up - potential problems with neighbors

503 discussed - current on HOA dues, but \$6k outstanding

Is 505 renting? She owes \$18k, is not authorized to rent; Debbie will investigate; we will notify and fine as necessary

3 attics were sealed after animals were removed; Issue: there is "bad trim" around the portal windows in the attic spaces in a couple of buildings - might still be access for animals - problems still reported to Debbie

Remediation for 800 building, where there are current complaints, is approved by unanimous vote - \$848 quote from Hole in One

800 building: 802 initiated repairs himself for water intrusion: demanded payment from the HOW - was advised that all his work, interior, was his responsibility; 801 has/had water issues - downspouts were pouring onto the patio - Debbie had gutters and downspout fixed; Gray quoted 5k to do proper drainage - approved with the reservation that they have to complete the first drainage project at the 100 building

704 & 705 - downspouts issue - several units showing misalignment of rain gutters and downspouts - we need to find a GOOD vendor and have the gutters cleaned and realigned with the downspouts and are safely attached to the buildings - there are some pulling loose

Suggested that we have three cleanings per year, up from two; Debbie will schedule when we find the new vendor

Deer cameras will be installed at the compactor area (4). Debbie says that they require essentially no maintenance. These should run about \$50 apiece.

Lisa suggests scheduling cutting back all of the shrubs as well as a tree day. A catch-up day of landscaping is approved by unanimous vote, about \$1300. One tree day, one shrub day by the tree vendors, and one catch up landscaping day.

Compactor: key for the button needs to be fixed: the ramp approaching the compactor and the platform need to be replaced with something safer; a rail on the walk down is suggested;

The new stair rails need to be sanded and painted - Debbie will schedule in the near future (wood needs to age in the environment for several weeks)

Retaining walls need to be inspected, cleaned, and some repairs; 200 is targeted for repair? 901 has rotted timbers, 1000 needs a look as well; Debbie will research new poured retaining walls (concrete over metal)

Doors at the pool house need to be replaced (they are rotten);

One time \$200 special assessment approved by unanimous vote; the plan is to let owners split the payment into two parts, and give them one month's advance notice - timing = September, October?

10% increase in monthly HOA dues effective January 2022 approved by unanimous vote: the plan is to communicate this at the next annual meeting with a detailed explanation of the previous year's expenses.

Meeting adjourns @ 7:30

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