

February 16, 2016 Board Meeting

Location: Lobby of Aloft Hotel in Homewood

Attendees: Barrett (Property Management), George Culver, Daniel Vines, Daniel Morgan, Eric Loveland, and two residents (didn't get their names)

Barrett started the meeting talking about contracts for 1700A and 1700B. Barrett recommends going with the lowest bid. Daniel M made a motion to move forward and Daniel V seconded the motion.

We opened discussion about the roofing companies, and they say they are no longer responsible. They will charge us to come back out in the future. Barrett said he will take a look at the contract and send it out to everyone to see the warranty.

Barrett is getting a quote on 1731E, 3 quotes. Others have had roof problems as well.

1761C wants fence approval. Pictures were sent and everyone agreed that it was acceptable. Eric made a motion to approve the owner to build the fence to the specs provided and Daniel M seconded the motion.

Looking at window specs, Barrett said he has already sent them out but will resend with prices. George wants to find a door that matches. He wants to find a door that has 2 windows at the top to ensure everyone has the same quality. Everyone agrees that would be good if we can find the door but it may not be an option. George said he would research to see if he can find a similar door. Barrett is going to send out current door quote.

Everyone on the board agrees we need to have reserves around 50k before we release the opportunity for owners to purchase new windows and doors. However we can go ahead and put the window approval process on the website.

Barrett will send an update on collections. The lawyer recommends filing a complaint, lawyer cost is \$350 per complaint, in small claims court or district court depending on amounts to get process moving to garnish the money from owners that owe outstanding debt to the association. Motion made by Daniel M to proceed with this process on the 3 highest delinquent owners. Eric seconded the motion and everyone on the board agreed with moving forward.

Old News

Barrett said he cut down on security for costs

Barrett fired the lawn maintenance company. Barrett has an estimate from another company and will send the contract over for approval.

Discussed all minor repairs

Daniel V made a motion to disregard his previous flea amendment. George wanted to discuss. A discussion was made on the amendment details and our pest control. George seconded to scratch the amendment.

Daniel M and Daniel V opened discussion about garbage and letters going out. Also everyone agreed that we had already discussed and determined that we cannot charge units for garbage left out. How is anyone to know who actually put it there. Barrett said the garbage is a huge problem and expense. Most believe the letter on garbage pick up dates were wrong or information was lacking. Barrett said he will reissue a letter and send to board for approval. We continued to talk about trash problem and we thought it might be cheaper to buy every owner/unit a trash can. Barrett will price out cans to see if this is a viable option to clean up the trash as well as save money. The association will own the trash cans and if they go missing the owner/unit will be charged.

We also talked about coming up with a standard lease for owners to use if they are renting their unit. George made a motion to look into the process of getting a standard lease. Barrett said he will look at getting a standard contract so we know what it looks like and can review. Eric seconded the motion to look at the process.

Daniel Vines asked Barrett to see a copy of our contract with the management company. Barrett said he would send out a copy of the contract out to the board so everyone can review before the annual meeting.