

October 25, 2017
~~Board~~ ANNUAL meeting minutes

Board members in attendance are Kevin, Laura, Marty, Simon, and Mike our manager

Janice Gulick, Robert Oliver, George Laumeyer, Julie Denning, Garrett, Gifford, Ann Buckley, Deede Heyne, Betty Bauer, Sherry Rock, Mark Fyke, David Downey, Lois Diedrichs, Michael Torres, were all in attendance for the meeting. Meeting notice was given by mail. Two position up for election on the board. Laura's position is up for election and a member at large. Laura has volunteered to remain as the secretary. Kevin and Simon have one more year on the board, and Marty has two more years on the board. Laura will have until 2021 on the board. Stacey is nominated by Deedee approved by overwhelming response.

Jim is having a health issue and is not able to be here. Sherry is speaking for the opposition for splitting Roxbury and Portland. Jim is has proposed to split into two different hoas, and splitting the expenses. In order to pass this it will take 67% of the vote in order for this to pass. He would like a vote to agree to continue his efforts in splitting. Sherry, cost of insurance would be higher for fewer doors to insure. Asphalt and concrete has a minimum of properties would be more expensive. Management fees will be less, but hoa issues will be the same. Would the trash, sewer, water, etc. would it be less or even covered. The garage issues the carports can be turned into garages with a reimbursement of \$1000 by the hoa per garage. Delinquent fees would be harder to cover with fewer tenants covered under the hoa. The hoa needs 5 volunteers to commit to the board. It is difficult to get volunteers to serve on the board. Sherry does not want anyone to be pressured into voting for one side or the other. She wants you to make up your own mind. Costs continue to rise and will continue to rise, they will not go down. After enclosing the garage the hoa will be maintaining the roof and door of the garage.

Communication between Roxbury and Management Company needs to be better. However when you don't show up for meetings then you have no room to complain. 7020 the first building on the driveway furthest east was one of the units that received a new fence, it has already been discolored by the sprinklers. Sealing of fences is an issue when new fences are put up. Dave got a phone call

today and wants to put up a fence post. Communication was not given to Dave. Heavy groupings of Evergreens have been removed and now there is a pile of dirt and three huge boulders. She would like to know when landscaping will be done. Spring landscaping is a possibility for 7020 Portland.

Opinion of the landscaping company. Sprinkler heads have been damaged after aeration was done. A lot of sprinkler damage was done by tree and grass roots. Sprinklers on the Roxbury side have been fixed. Sprinkler schedules need to be when more people are home. Have a schedule of what times they are going to be watering. Trimming and lack thereof bushes as well as trees.

Deedee has an issue with Marty having a debit card for the board with the limit that it has. She has expressed that a lower limit be authorized.

At one time we had a rat problem. Are the black boxes still active? Rat, rabbit, fly issues are not hoa responsibility.

Dede's front stoop needs to be done along with her back porch at 7232 in addition to the garage floor all of her concrete is moving. Cold patch for Simon's garage. Lightbulb in 7472 Roxbury carport. And the light near 7256 W Portland Ave is not going off during the day. Simon needs a new gutter.

Voting for gutters for \$2300 for both sides Roxbury and Portland Laura agrees for Ghent Grading needs to be changed on 7476.

7232 patio needs to be shaved and the front step will be fixed in the spring. Send the contract out and have it added on. Let's pay half of 7132 cost for the hot tub cover being damaged. \$250.00 this is our last and best offer and we will be quit of this claim. Basement window covers will be the owner's expense but the Hoa will pay to have them installed.

7314 Roxbury needs to have sidewalk fixed contact Marty for work order. Ghent will contact Marty direct.

Take a look at Cowboys for landscaping. Ghent put a tree in where

Maintain sprinklers on both sides. Insurance approval by Monday October 30, 2017

Meeting adjourned at 8:35 p.m.

Our next meeting will be November 8, 2017