

Date: 11/15/2017

Annual Meeting – North End Townhomes HOA

- I. Call to Order (8:18pm)
- II. Establish Quorum – established: 13 homeowners in attendance (inc. proxies)
- III. Introductions – Dan, Bob, Tammy
- IV. Approval of 2016 HOA Annual Meeting Minutes (approved)
- V. President's Report
 - a. Aeration system is installed and up and running in Hecla Lake
 - i. Nesting stand on the island in Hecla Lake
 - b. No increase in HOA fees for 2018
 - i. Changed insurance carrier, which helped to reduce costs of insurance
- VI. Ratification of 2018 Annual Budget
 - a. Homeowner expressed concern about pest control and the reduction in budget for 2018
 - i. Reassured homeowners that the budget includes funds that can be moved from one designated area to another as needed;
 - b. Motion to approve, 2nd -- RATIFIED
- VII. Election (One Seat, Three Year Term)
 - a. Bob Kudola is voted to another term
- VIII. New Business/Open Discussion
 - a. Trash – using Waste Connections vs Western (this conversation followed a Master HOA meeting discussion regarding the two options and what they offer (trash, compost, recycling)
 - i. Bob noted that, overall, things have been good with Waste Connections (with exception of trucks that are older)
 - ii. Homeowner reported she was happy with current service
 - b. Landscaping
 - i. Courtyards are included in contract, but don't seem to get done
 1. Need to be consistent with follow through throughout the year to ensure that the landscape company follows through
 - c. Painting
 - i. The plan is for buildings to be painted on a 6 year cycle – buildings west of Hecla have been done; next buildings to be painted will be 2226, 2250, 2190 in summer 2018
 - d. Who is responsible for garage doors?
 - i. HOA is responsible for exterior maintenance, homeowner is responsible for function
 - e. Siding question
 - i. Class action suit regarding cracks in siding (<http://www.certainteedfibercementsettlement.com/>)
 - ii. We are trying to determine if any of the siding on our homes is included in this; have been trying to get information from Markel, but haven't heard back yet. Will continue to work with Markel to get information

- f. Window well concern (Building ?) – window well cover doesn't fit well; a temporary fix is in place but a permanent fix is needed
 - i. Custom well is needed; Dan reports a company was recently found that can do this
 - ii. It appears the window well itself has pulled away from the building; this is a concern – explore this aspect as well to ensure there isn't a problem down the road
 - g. Tree trimming coming up later this week in alleyway of 2260/2270
- IX. Adjournment – motion to adjourn; 8:51pm