

Date: 6/9/2016

Board Meeting – 6:05 pm (executive session); called to order @ 6:30pm

Attendance: Sandy, Bob, Tammy, Molly

Quorum established

- I. Executive Session:
  - a. Delinquent accounts
  - b. Checks – signatures for payment
- II. Special guests: none
- III. Approval of agenda – APPROVED (Sandy, 2<sup>nd</sup>: Tammy) Conflicts of Interest – Bob (drainage)
- IV. Homeowner forum –
  - a. 2190A - Paint flaking from some trim, deck
    - i. Bob: explained planning painting cycle for buildings, need for touch-up of other areas
  - b. 2146B – lighting installed on path, but it's still dark at some points of the path; concerns about speed of traffic at round-about
    - i. Board has spoken to the city about traffic circle concerns; Sandy (member) went to Citizens Action Council meeting to express concerns and also sent letter to safety person in Louisville
    - ii. Sandy will write letter that will be shared with residents. Residents can forward letter to city of Louisville as they see fit.
- V. Homeowner correspondence –
  - a. 2260C – fireplace and patio – fireplace coming apart from patio wall, crack in cement; split tree on patio
    - i. Recommend: See mudjacking proposal, Panorama proposal
  - b. 2255A – landscaping requests
    - i. Recommend: see Panorama proposal
  - c. 2172A – landscaping concerns
    - i. Recommend: see Panorama proposal
- VI. Minutes – approval of previous minutes
  - a. Meeting on 03/16/2016
    - i. Motion to approve: Sandy, 2<sup>nd</sup> Tammy; approved
- VII. Financial matters
  - a. Review of management report – financial aspects
  - b. Approval of financials (subject to final audit)- Sandy, 2<sup>nd</sup>: Bob
- VIII. Committee Reports
  - a. Landscaping – Ellie (2128A)
    - i. Landscaping committee did a walk through themselves, a walk through with Panorama, and developed a proposal of projects
      1. Proposal received from Panorama (including all items in proposal)
      2. Tentatively approve proposal – contact 2235A to see if they want tree replaced; 2110 homeowners: trees replaced? – motion: Tammy, 2<sup>nd</sup>: ?

- IX. Unfinished business
  - a. Review of management report – other aspects
    - i. Sump pumps – Molly will walk property with Markel’s property manager to learn location of breakers, pumps; re: ‘community’ sump pumps – how do we know if they’re broken/working? Maintenance/replacement schedule? IN PROGRESS
    - ii. Sump pump (2280B) – modification of drainage; see proposal from Panorama Motion to approve: Tammy, 2<sup>nd</sup>: Sandy
  - b. Stucco veneer – 2245B
    - i. Have area assessed
- X. Items for ratification
  - a. Mulch and rock from Panorama
  - b. 2235B – board reviewed proposed landscape changes; approved changes, declined request for HOA to pay for changes given that they are not necessary due to damage or plant death, but instead request is due to personal preference/use
- XI. New business
  - a. Newsletter proposal presented by end of next week
  - b. Exterior painting –
    - i. 2245 and 2270: See proposal from Executive Coatings and Contracting. No other bids yet. Wait for least one more bid.
  - c. Mudjacking –
    - i. Garage aprons for 7 units – 2 bids; Motion: move forward with Crackerjack Mudjacking – Sandy, 2<sup>nd</sup>: Bob
  - d. Concrete replacement – 2260 stairs and porch cannot be mudjacked; approach Markel to fix as a warranty item
  - e. Bird next mitigation - underway
- XII. Next Board Meeting: Thursday, September 8<sup>th</sup> @ 6:30pm, Louisville Library; exec session at 6pm
- XIII. Adjournment – 7:47pm