

Date: 07/25/2017

Board Meeting – 5:30 pm (executive session), 6pm (meeting) @ Louisville Public Library

Attendance: Sandy, Bob, Tammy, Dan

Quorum established

- I. Executive Session:
 - a. Checks – signatures for payment
- II. Approval of Agenda (Motion: Sandy, 2nd: Tammy); Disclosure of Conflicts of Interest
- III. Minutes –
 - a. April 24th meeting (Bob motion to approve; Sandy 2nd)
- IV. Financial matters
 - a. Dan to investigate trash removal variance -
 - b. Approval of financials (subject to final audit) - Motion to approve: Bob, 2nd: Sandy; approved
- V. Homeowner's Open Discussion
 - a. 2146B – wasps; 4 plants (grasses) on side that faces the lake; 5 rose bushes dead or had been previously removed, but not replaced
 - b. Clarification of HOAs – master vs townhome/condo
 - c. 2270 – Kathleen as representative of building, as well as some folks at 2260,
 - i. HOA fees increased, but services decreased
 - ii. letter from Dave W. -- would like definitive dates for completion as possible
 1. Landscaping – mulch needed, no mulch near unit A, weed mats showing through the rock
 2. Places starting to look old
 3. Trees not pruned correctly last year – sprawling over fencing into neighbors; trees in driveways overgrown
 4. Driveway – water pools and freezes in winter; cracks visible
 5. Paint along fence top has peeled and needs to be repainted (master HOA? Along open space & patios too)
 - a. For fences along patios, since they were painted last year, they should be under warranty
 6. Concrete driveways of duplexes
 7. Window well of Unit F doesn't fit correctly
 8. Bees/wasps entering eaves
 9. Waste Connections – oil concerns
 - d. 2260 dead bushes; no trimming observed; dead flowers, branches; piles of leaves left; cement buckled 2260 A or B; frustration with feeling that nothing has been done and there is no follow-up; told "it's cosmetic"; feel like they're not being heard
 - e. 2270 snow removal (north side of buildings, in general, are a concern)
 - f. Ask to get more notice about meetings – as early as possible
 - i. Are people getting notices about meetings? It's not clear that they are.
 - g. Community bulletin board? Near mailboxes?
 - VI. ARC report

- a. Solar Roof Panels – 2172A – in place, but not yet operational (awaiting inspection); legal document in process (owner financed)
 - b. Modified Courtyard project – 2255B – complete; looks great (owner financed)
- VII. Items for Ratification (motion: Tammy; 2nd Sandy)
- a. Sump pump replacement – 2110 – DONE – Deck repair – 2235A – Some repairs done; safety aspects are fixed, but cosmetic issues need to be finished
 - b. Gate Fence Repair – 2245A – almost done; needs touchup paint, door drags a bit; final repairs were supposed to be done today
 - c. Courtyard Fence Project – 2128D/E – D is finished (and painted); E's boards removed, but needs to be painted
- VIII. Manager's Report
- IX. Unfinished business
- a. Irrigation System mapping – not complete, in process; our irrigation appears to be mingled with the master HOAs
 - b. Solar Roof Project – already discussed
 - c. Dispatched Roof Inspection – dispatched; since no charge, it will be done as they have time; will look at vent pipe at 2128D
 - d. Flying Stinging Insects – already addressed
 - e. Trash Truck Oil Spills – See info from Dave W; in process; complaint reported to company
 - f. Seek Common Sump Pumps Alarm System Proposals
 - i. Obtained map of sump pump units and locations from Markel
 - ii. 2270, 2260, 2128, 2164 have common sump pumps, but no backups and no alarm system
 - g. Panorama Warranty Plants – awaiting response from them; also awaiting snow removal proposal
- X. New business
- a. Approve reserve transfer of \$3051 to operating – replacement of common sump pump 2110 -- motion to use reserve funds to pay for it (motion: Bob, 2nd: Sandy)
 - b. Mudjacking proposal \$790 –
 - i. Warranty repair – next week
 - ii. Wait to fix 2146 until next year
 - c. Concrete/Asphalt Maintenance -- waiting for revised proposal
 - i. Crack-fill, repair concrete
 - ii. Driveway aprons
 - iii. Concrete Swell and asphalt at NE corner of 2128 – hopefully cost-shared with Markel
 - d. Landscape Maintenance - waiting for revised proposal
 - i. Extensive walkthrough with Metco within last 3-4 weeks
 - ii. Cannot do everything on the wishlist due to \$
 - iii. Focus on general areas first?
 - e. HOA/Homeowner Responsibilities – General Discussion
 - i. Ways to mitigate HOA fee increases
 - 1. Leave courtyard maintenance up to homeowner

