

Date: 05/22/2019

Board Meeting – 6pm

Attendance: Bob, Tammy, Sandy, Dan

Quorum established

- I. Call to order – 6:03 pm
- II. Approval of Agenda
- III. Minutes –
 - a. March 2019 meeting - approved
- IV. Financials (As of 4/30/19)
 - a. Approved pending audit
 - b. Look into 2260's water usage – seems to be higher than comparable buildings
- V. Homeowner Forum/Correspondence
 - a. Irrigation – during walkthrough tomorrow, we will inquire about if function of system has been checked
 - b. Parking – parking in spaces in the lots near buildings has been difficult for visitors; according to bylaws, there are only restrictions re: size/type of vehicles;
 - i. Considerations: Propose a change to bylaws; designate a parking spot as handicapped accessible; discuss issue with homeowner who parks next to 2164 frequently to request he park elsewhere/rotate parking (next to 2226) – DAN WILL TAKE ON
- VI. ARC report
 - a. 2226A courtyard - approved
- VII. Dave Waller report
 - a. Drainage issues – 2270 – civil engineer needs to look at to determine next steps
 - b. Drainage issues – 2235 - waiting for weather to cooperate
- VIII. Manager's Report
- IX. Unfinished business
 - a. Exterior Fireplace and concrete pad issues – 2260 C; patio and fireplace pulling away; patio would need to be replaced (per mudjacking company); homeowner is ok with removing fireplace; we will get quote for removal
 - b. 2019 Paint phase – 2128, 2180, 2172- in process
 - c. Waste Removal company, master association, city of Louisville, NE townhomes – We have been told we need to go with the company that the master HOA uses. While documents do suggest this, it also appears that per Article Eight, Item 1 allows for a waiver.
 - d. Who is liable for maintenance of sidewalks? (e.g., crack repair and such) **FIND OUT**
 - e. Interest-bearing account for reserve funds? Consider taking a portion of reserves to invest; DAN to research options, rates, penalties
- X. Items for Ratification
 - a. Metco Landscaping 2019 Landscape Maintenance Agreement – signed off on/approved
 - b. Monster Pet Control –
 - i. Ants 2226C – remediated

- ii. Bird Spikes 2164B – replaced spikes that had fallen off
- iii. Birds 2110 – it appears that the company remediated the wrong unit/problem; given that the birds are creating nests in many buildings/overhangs, board needs to develop a plan to address the issue

XI. New business

- a. Visitor parking – see Homeowner Forum
- b. City of Louisville Backflow Protection Program – exemption requested
- c. Landscape Walk Through 9am 5/22

XII. Adjourn – 7:27 pm