

# **NorthEnd Townhome HOA Meeting Minutes**

April 8, 2020

## **Call to order**

Bob Kudola called to order the regular meeting of the NorthEnd Townhome HOA via Zoom (due to the coronavirus outbreak and a stay at home mandate) 3:03 pm.

## **Roll call and quorum**

Bob Kudola, President

Sandy Neville, Vice President

Shannon Plumb, Secretary/Treasurer

Dan Anderson, Metro Property Management, HOA Community Manager

Quorum established

Homeowners present: Hilary Skellon 2146 B, Steve and Holly Weaver 2128 D, Dave and Sandy Waller 2270A, Sherri Martin 2270 F, and Amy Aldredge 2226 B

## **I. Approval of the agenda, Disclosure of conflicts of interest**

Agenda approved. No conflicts of interest

## **II. Special Guests**

None

## **III. Minutes—December 18, 2019**

Approved

## **IV. Financials—November, December 2019 and January, February 2020**

Approved pending audit

## **V. Homeowners Forum**

- A. 2270 residents submitted a list of concerns including
  1. freezing drainpipes, ice on sidewalks dripping from gutters;
  2. Unit B should have a separate downspout rather than sharing with another unit;
  3. Sidewalks inside courtyards and fireplaces

are sinking and cracking; 4. Concrete sidewalks and driveway aprons are peeling and chipping; 5. Alley cracks need a 2<sup>nd</sup> repair; 5. 31 more cracks in north facing siding of 2270.

The board will do a walk through on Friday, April 17, 2020 to determine how to address each concern and will report back to the owners.

- B. A homeowner asked about the sump pumps placed by Markel to drain the multi-unit buildings. The board will have all the multi-unit sumps in the HOA checked in 2020.
- C. Designated visitor and handicapped spaces in Block 9 were discussed. One resident didn't feel it was necessary, one resident was in favor of visitor spaces only. No decision was made, will
- D. 2146 B would like the stone rather than mulch on the sloped north side of her unit as the mulch doesn't stay in place.
- E. The HOA paid the \$10,000 deductible on the hail damage claim of \$1,164,542. The \$10K was taken out of the reserves.
- F. A resident was concerned about the need for lights to direct cars into the alley entrance on the north side of 2128. The HOA has used solar lights placed along the drive for this purpose, but they are damaged by the snowplows and need repeated replacement. It was suggested we try placing reflectors at the entrance to the alley. Sandy will pick up reflectors and put them in place.

#### **VI. ARC Report**

none

#### **VII. Vendor Report**

none

#### **VIII. Social Committee**

- A. Holly Bea Weaver has volunteered to serve. Valerie Kudola may also interested.

#### **IX. Items for Ratification**

- A. 2020 Metco Landscape Maintenance Agreement --Approved
- B. Baishaw Construction Window Work outside of hail claim for 22267 A, 2255 B, 2270 C, and 2180 A--Approved
- C. Replacement of 24 exterior lighting fixtures outside of hail claim—Approved
- D. Release of all hail claims form—Approved
- E. Executive Coatings Agreement, 2020 paint phase, buildings 2164 and 2146—Approved

## **X. Manager's Report**

## **XI. Unfinished Business**

- A. Interest bearing account research—on hold
- B. Drainage issues south of building #2235—to explore when “stay at home” expires
- C. Detention pond issues—a meeting with Markel and the Master HOA board on the issue with regard to moving the sump outlet is scheduled for Thursday, April 9 at 11:30 AM
- D. Water audit 2180—the usage is decreasing per B. Kudola.

## **XII. New Business**

- A. Due to the Covid 19 pandemic, all late fees for March, April, and May will be waived
- B. 2019 Hail Claim and Insurance Resolution complete--\$1,164,542 project and \$10K HOA insurance deductible.
- C. North End Master turnover and March 17<sup>th</sup> educational meeting on HOAs are on hold due to the pandemic.
- D. Alley and garage pad parking are not allowed. Alley parking is prohibited in the master covenant and garage pad parking is also prohibited due to the shallow pads and possible interference with alley traffic.
- E. Designated visitor/handicapped parking decision—board to discuss further and make a decision.
- F. Mulch reimbursement for residents wanting to place their own mulch in courtyards and back/side yards. The board is considering the amount for reimbursement and the type to be used. This information will be sent to residents within the next 2 weeks.
- G. Spring walk through with Metco needs to be scheduled. It was recommended to be done the week of April 20<sup>th</sup>. Dan will set up with Metco.
- H. Deck proposals were obtained from Empire Works to replace failing deck at 2255 B and repair the failing deck at 2245 B. This will be costly. The board will look at the decks during the walk through of 2270 on April 17<sup>th</sup> and make a determination. There are no safety concerns at present.
- I. Next Board Meeting due for June (will look at the last full week in June as long as the stay at home order has expired--TBD)

## **XIII. Adjournment**

Bob Kudola adjourned the meeting at 4:04 pm

Minutes submitted by: Sandy Neville