

NORTH END TOWNHOME CONDOMINIUMS ZOOM BOARD MEETING
Wednesday May 26, 2021

I. Call the meeting to order and establish a quorum

Bob Kudola called the meeting to order at 6:33 pm, quorum established

Present: Bob Kudola, President; Sandy Neville, Vice President; Shannon Plumb, Secretary/Treasurer; Dan Anderson, Metro Property Mgt HOA Community Manager

Homeowners:

Sandy and Dave Waller, 2270A

Julie Merrick, 2250B.

Susan Friend 2226C

Hilary Skellon 2146B

II. Approval of agenda; disclosure of conflicts of interest

A. Agenda approved

B. No conflicts of interest

III. Approval of minutes from last meeting

A. The March 29, 2021 minutes were approved as written

IV. Financials-March and April, 2021

A. Approved pending audit

V. Homeowner Forum

A. Shannon Plumb—concerns about Metco’s lawnmowing quality and consistency. Lawns were not mowed until the 3rd week in May. Lawns are supposed to be mowed on Tuesdays, but for the past 2 weeks mowing has been done on Wednesdays. Dan will relay these concerns to Metco.

B. Julie Merrick—concerns about Metco pruning flowering bushes in the fall instead of in the spring after flowering occurs. Pruning in the fall cuts off the new growth and diminishes the flowering in the spring.

C. Dave Waller—When to landscape 2260E as there are veggies planted in the front mulch? Dan has contacted the homeowner regarding removing the vegetable garden in the common area in front of 2260E. The homeowner has asked Dan to

discuss this with the renter. Dan will do this, but if the homeowner resists, it is the owners responsibility to have the renter comply.

- D. Dave Waller—Steps to 2270 unit are sinking and slanted. Dan will look into whether this area can be mudjacked. If not, removing and repouring concrete will be considered.
- E. Dave Waller—There are no lights for the concrete steps to 2270. Bob will look into getting “better” lights for this area.
- F. Dave Waller—What is the plan for the water/ice problem from the drain for 2270B to the common walk? The drain under the sidewalk in front of 2270 F has 5” of negative flow. Water is pooling in the common area due to poor drainage. Dan will talk to the mudjacking company about whether or not this would help the situation. Dan has scheduled Metco to clean out the drain once again before winter.
- G. Hilary Skellon—concerns about lighting around 2146B unit. The lights that light her walk are not working. Bob will look into getting better lighting.
- H. Susan Friend—concerns about the broken bottom rail on the fence in the back alley of Block 9. Metco broke the fence when they piled snow up against it and will replace it. Also there are lots of weeds in the common area in front of 2226C and other 2266 units along with weeds in the rocks between the garages. This is Metco’s responsibility and Dan will contact them to resolve the week issues. Also concerns about fencing around the 2266 units looking in need of scraping and painting. Dan will get a bid from Executive Coating.

VI. Items for Ratification

- A. Osprey Construction, Windowsill project 2255B--**Approved**

VII. Manager’s report—in packet

VIII. New business

- A. **2021 Homeowner Reimbursement Mulch Program—Approved**--will reimburse homeowners in the amount of \$50 for townhomes and \$100 for duplexes. Will reimburse homeowners for dark brown mulch only and receipts need to be in by July 1st. Dan will send out an email blast regarding this.
- B. **Working with Louisville Water Dept. on a new Smart Meter--approved**
- C. **Possible Crushed Downspout Extension Replacement project**—there are about 12 or 13 downspouts that are crushed and need to be cut off and a concrete splash block placed. We will table this for now and discuss within the next few months.

- D. 2021 Metco Extra Work Proposal—includes Dave Waller’s proposed mulch project—Approved**—Hilary has volunteered to pay half of the \$1300 cost of removing a dead tree and planting a new tree in the common space on the NW corner of 2146B. Hilary to investigate the type of tree she wants and let Dan know. The cost to Hilary will be \$650 and the HOA approved the additional cost of \$650--**Approved.**
- E. Possible dead trees in HOA—2128 SE corner, 2110A inside courtyard, 2190A backyard**—Dan will have Metco evaluate and report back to the board.
- F. Executive Coating Extra Work Proposals**—this is a proposal for 2128A&B for siding repair/replacement. \$7900 approved for siding and trim repairs. We will hold off on the window well rust removal for now.
- G. Proposal from Knott Labs for 2255B engineering consult regarding deck at 2255B**—this would be for the replacement of a concrete deck that is pulling away from the home due to “hot” unstable soil. The deck would be replaced with a Trex deck. The proposal from the engineer who looked at the deck is \$3145 for engineering evaluation and design of a new deck. It was recommended we contact some decking vendors to give us an estimate. It would be nice if the deck company have an engineer on staff to deal with stabilization of the new deck.
- H. Next Board Meeting July date, Time and Format TBD**

IX. Adjournment

Bob Kudola adjourned the meeting at 7:52 pm

Minutes submitted by: Sandy Neville