

**NORTH END TOWNHOME CONDOMINIUMS BOARD MEETING MINUTES
WEDNESDAY MARCH 30, 2022, 6:30 PM
Virtual zoom meeting due to Covid**

Call the Meeting to Order and Establish a Quorum—Meeting called to order 6:32 pm

Bob Kudola, President

Sandy Neville, Vice President

Shannon Plumb, Secretary/Treasurer

Dan Anderson, HOA Community Manager, Metro Property Management

Also Present:

Amy Aldredge, 2226 B

Julie Merrick, 2250 B

Sandy and Dave Waller, 2270 A

Keenan Haga, 2260 D

- I. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**
 - A. Agenda approved
 - B. Conflicts of Interest—none

- II. MINUTES—NOVEMBER 22, 2021—TO BE APPROVED**
 - A. Minutes approved

- III. FINANCIALS—NOV. and DEC. 2021, JAN. and FEB. 2022**
 - A. Financials approved pending audit

- IV. HOMEOWNER FORUM—**
 - A. Julie Merrick asked what kind of ice melt SOS is using on the alleys/walks. Dan will contact SOS and get back to Julie. A few residents commented on the large amount of ice melt being used by SOS and hoped this could be decreased. SOS to be notified.

- B. Sandy Waller asked about a raised area in the sidewalk in front of 2270 B. The sidewalk is raised by about $\frac{3}{4}$ inch. It appears to be a trip hazard. To be investigated.
- C. Dave Waller commented on the privacy walls between the units in 2270 that are pulling away from the concrete, breaking down, and rotting. The HOA is aware of this situation. An engineer recently looked at these areas , as well as those in 2260. The HOA is awaiting a proposal.
- D. Keenan Haga asked about the review of the HOA insurance coverage. This is in process and was handed over to the HOA's attorney who has put together a maintenance and insurance chart. Dan has received the information but there are still some questions that need to be answered. The information has been turned over to Farmers Insurance (HOA insurer) for their review. Dan is the point person who would contact the HOA insurer in case of a catastrophe, such as fire damage.
- E. Julie Merrick brought up a concern about mitigation of the HOA property for fires. The HOA is committed to adding more rock vs. mulch to the property. Will Open Space be mowing more native grasses near the units? The Open Space Advisory Board would make this decision. Julie was also concerned about the number of social trails that have developed from people walking through the Open Space in Block 9. This may be due to the water pipe project around Hecla Lake. Could there be signage placed asking people to stay on the trails? This would also be an Open Space decision. The next Open Space Advisory Board meeting is 04/13/2022. Tom Neville is on the board and will ask about new signage that could be placed around the lake and whether any changes in mowing Open Space grasses will be done (in response to the fires in Louisville). There is also a concern regarding the number of dogs off leash and the number of people not picking up poop. This will be addressed in the next newsletter. The Master Assoc. may also want to address these two issues in their next newsletter.

V. RATIFY APPROVED DESIGN REVIEW REQUESTS

- A. 2110 A Roof Mounted Solar Panels, approved

- B. 2110 B Roof Mounted Solar Panels, approved--siding that was removed to install he solar box at the rear of the unit has not been replaced. Dan to contact the owner.
- C. 2164 A Roof Mounted Solar Panels, approved

VI. RATIFY APPROVED ONGOING BUSINESS ITEMS

- A. Metro Property Mgt. 2022 Agreement Renewal--approved
- B. Prep-Rite Coatings Replacement Window Trim Projects in Blocks 8 and 9—approved and the work is finished
- C. Generate Insurance and Maintenance Chart Governing by Assoc. Attorney—discussed under Homeowner’s Forum—in process.
- D. Knott Labs Review of Five Deck Replacement Proposals—in process.

VII. MANAGER’S REPORT—INCLUDED IN PACKET

- A. Reviewed by Dan Anderson

VIII. NEW BUSINESS

- A. 2226 Slip and Fall Reported, Association Insurance Claim Opened
- B. Homeowner Self-Install Spring Mulch Replacement Program—will do for this again for 2022 for the fenced in areas. Sandy will work on an email blast statement
- C. Next Board Meeting Date, Time, and Format TBD—mid to late June

IX. ADJOURNMENT—7:22PM

X. EXECUTIVE SESSION IF NEEDED

- A. Executive session commenced following the regular board meeting

Minutes submitted by Sandy Neville