

**NORTH END TOWNHOME CONDOMINIUMS BOARD MEETING MINUTES**  
**WEDNESDAY JUNE 23, 2022, 6:30 PM**  
**Virtual zoom meeting due to Covid**

**Call the Meeting to Order and Establish a Quorum—Meeting called to order  
6:33 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—Shannon will recuse herself from voting on the deck replacement at 2255 B (her home)
  
- II. MINUTES—MARCH 30, 2022—TO BE APPROVED**
  - A. Minutes approved
  
- III. FINANCIALS—MARCH, APRIL, MAY 2022**
  - A. Financials approved pending audit
  
- IV. HOMEOWNER FORUM—**
  - A. Sandy Neville ,2110 D, expressed a concern about a social trail that has developed between units 2172 A and 2146 B, most likely R/T the main concrete trail being closed for a lengthy period of time for the water pipe installation on the south side of Hecla Lake trail. People are continuing to walk across that private property to get to the lake trail. Tom Neville will notify the affected homeowners and put up a barrier and sign--Approved.

- B. Sandy Neville, 2110 D, reported a weed pull at Hecla Lake on June 30<sup>th</sup> from 6:30 – 7:30 pm. An email blast will go out by the end of this week inviting NE residents to participate.
- C. Sandy Waller , 2270 A, asked about the HOA insurance coverage recently reviewed by the HOA attorneys and asked for a copy of the matrix they provided. The matrix was not sent out. Dan will send out the matrix.
- D. Julie Merrick , 2250 B, asked about the careless application of herbicide by Panorama and SOS Landscaping. It is affecting many of the healthy plants in the HOA as well as accumulating on the sidewalks. Dan will contact SOS regarding this issue. Keenan Haga and Bob Kudola will discuss this at the Master Assoc. meeting.
- E. Keenan Haga, 2260 D, asked about the lack of landscaping at the west and east ends of 2260. Sandy Neville said the board did a walk through and identified dead plants in both locations. New plants were placed in both locations by SOS last year and they have died. SOS will be replacing those plants this year. Consideration will be made for placing rock around the mulch in both areas for next year to make it look more finished. Dave Waller , 2270 A, mentioned that the irrigation does not appear to be working on the east side of 2260 and that should be investigated before the planting. Dan will contact SOS.

## **V. RATIFY APPROVED DESIGN REVIEW REQUESTS**

- A. 2250 A Roof Mounted Solar Panels, pending
- B. 2250 B Roof Mounted Solar Panels, pending
- C. Exterior Beatification Design Review Request Submittals--pending

## **VI. RATIFY APPROVED ONGOING BUSINESS ITEMS**

- A. Knott Labs 2270 and 2260 Exterior Courtyard Sub-Surface Evaluation Proposal--approved
- B. Prep-Rite Coatings Block 9 Perimeter Fence Painting Proposal--approved
- C. SOS Landscape Irrigation Repairs Proposal--approved
- D. SOS Landscape Extra Work Proposals--approved

- E. Black Forest Excavation Services, Corrective Ground Drainage (south/west of 2235A) Project Proposal—approved

**VII. MANAGER’S REPORT—INCLUDED IN PACKET**

- A. Reviewed by Dan Anderson

**VIII. NEW BUSINESS**

- A. Knott Labs 2270 and 2260 Next Steps Discussion
  - 1. There is a list of questions from Dave Waller about the Knott Labs report. Dave is the only resident that has received the report. Dan will send out the report to all residents for more input and schedule a zoom meeting for discussion. Afterwards, all questions regarding the report will be sent to Knott Labs for comment. The board will consider sending a letter to Markel with a copy of the report so he is aware of the expense and disruption to affected residents R/T with the shifting soil and compaction issues.
- B. SB-1137 Discussion—This bill was recently passed and signed by the Governor. It goes into effect on August 9, 2022. It was based on recent occurrences of HOAs foreclosing on properties with outstanding assessments and fines. In order to protect homeowners, the legislature passed this bill. While it benefits homeowners, it makes the foreclosure process more cumbersome for the HOAs. The covenants will need to be modified at a cost of \$600--\$800.
- C. Deck Replacement Proposals, 2235 B—4 proposals—Tabled with plans to make a decision within the next week.
- D. Next Board Meeting Date, Time, and Format TBD—August, 2022. It will be a zoom meeting. We will try to avoid mid month due to the start of the school year.

**IX. ADJOURNMENT—adjourned at 7:32 pm.**

**X. EXECUTIVE SESSION IF NEEDED**

- A. Executive session commenced following the regular board meeting

Minutes submitted by Sandy Neville

