

**COPPERSTONE CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, OCTOBER 17, 2022, at 6:00 pm
VIA ZOOM**

- I. ESTABLISH A QUORUM** -Tara Olden called the meeting to order at 6:03 pm. The following directors were present for quorum:

Tara Olden, President
Luke Alsip, Vice President
Susan McLaughlin, Treasurer

Doug Malkan, Secretary
Cynthia Bussiere, Member at Large

II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

Board Announcements-

Approval of minutes-September 19, 2022-On a motion duly made and seconded, the minutes were unanimously approved as written.

Board members disclose any conflicts of interest regarding agenda items-There were no conflicts to disclose.

III. SPECIAL GUEST: NONE

HOMEOWNER FORUM- There were 7 homeowners in attendance. Homeowners discussed a variety of topics, including the recent concrete project, the change in management, the pending document amendment, and window repairs. Tara Olden reported that a bank of mailboxes were left open by the postal carrier over the weekend and she reported this to the post office.

IV. COMMITTEE REPORTS

Design Review Committee-

9510/#3052-AC unit replacement-The Board would like to schedule a Zoom call with the homeowner and his vendor to discuss this installation. The unit being proposed to be installed cannot be top vented, rather it must be a horizontal unit. The Board would like to discuss different options.

9510/#2058-AC unit replacement-The owner installed a new AC unit without prior written approval from the Board. The Board would like to have the vendor information on file and request that the homeowner have the vendor repair the exterior grate on the building that was not reinstalled properly.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings-none scheduled

Board members review correspondence from the community-The Board reviewed correspondence from the homeowners concerning interior damage from a clogged downspout and a request to replace malfunctioning windows.

- VI. MANAGER'S REPORT-**Nothing to review, will be provided at the November meeting.

VII. FINANCIAL STATEMENT

September 2022-On a motion duly made and seconded, the financials were approved subject to final audit.

VIII. UNFINISHED BUSINESS

2023 landscape maintenance contract-ratify-On a motion duly made and seconded, it was unanimously approved to ratify the acceptance of the 2023 landscape maintenance contract with Keesen.

2022-2023 snow removal contract-ratify-On a motion duly made and seconded, it was unanimously approved to ratify the acceptance of the 2022-2023 snow removal contract with Keesen.

Gutter cleaning proposal-On a motion duly made and seconded, it was unanimously approved to accept the gutter cleaning proposal from The Roof and Gutter Guys in the amount of \$3,465 subject to scheduling and validity of the proposed price.

Stair tread replacement-AGS is in the process of reevaluating the deteriorating stair treads. They will be submitting an updated proposal on the replacement of the stair treads.

Stairwell reconstruction-On a motion duly made and seconded, it was unanimously approved to accept the proposal from RE Construction for the stairwell reconstruction on the west side of 9510 in the amount of \$89,886. The Board would like to set up a Zoom call with the vendor and the affected homeowners.

IX. NEW BUSINESS

HB 1137 policy adoption-On a motion duly made and seconded, it was unanimously approved to adopt the HB1137 policies as drafted by the Association's attorney.

2023 budget-The Board and Management will schedule a work session to discuss the 2023 budget.

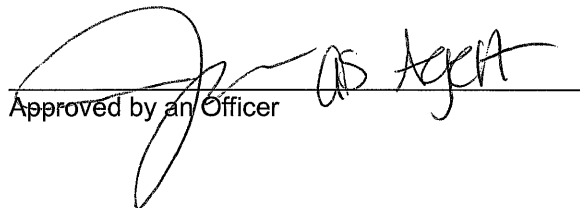
Community lighting consideration-Tara will forward the proposal to Management that she has on updating the community lighting.

Schedule next Board meeting date-Monday, November 21, 2022, at 6:00pm via Zoom

ADJOURNMENT-On a motion duly made and seconded, the meeting was unanimously adjourned at 8:03 pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman


Approved by an Officer