

NORTH END TOWNHOME CONDOMINIUMS BOARD MEETING AGENDA

Tuesday August 23, 2022, 6:30 PM

Virtual zoom meeting

**Call the Meeting to Order and Establish a Quorum—Meeting called to order
6:34 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

Kathleen Calcagno 2270 B

Mark Fisher 2270 D

GW (Jeff) Patton 2226 D

Nathan Hirsch 2235 B

Joseph Lynch. 2164 A

Larissa Kusel 2270 E

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

A. Approved

B. Conflicts of Interest—Shannon will recuse herself from voting on the deck replacement at 2255 B (her home)

II. GUEST—TIMOTHY MALONEY MS, PE, KNOTT LABORATORY, LLC---BLOCK 8, SUB-SURFACE SHIFTING SOIL (BUILDINGS 2260, 2270, 2255) PRESENTATION, QUESTIONS, AND ANSWER PERIOD

A. Timothy Maloney did not phone in to the meeting as he was scheduled to do.

Earlier this year, Knott Labs (Timothy Maloney) was contracted by the board to complete an engineering report on the Block 8 Sub Surface Shifting Soil. The shifting soil in Block 8 has caused movement and deterioration of the concrete patio slabs, outdoor fireplaces, and privacy walls between units. Earlier this summer a summary of the findings was received by the board and sent out to owners of the NE Townhome HOA. Homeowner questions for Timothy were encouraged and several were submitted, answered, and returned to the owners.

Based on the evaluation by Knott Labs, the board will proceed with getting bids for “Option 2” which is intended to stabilize the movement of the fireplace units by providing engineered foundation elements. Knott Labs has provided the board with an Outdoor Fireplace Foundation Plan that would be used by the contractors bidding on the project.

III. MINUTES—June 23, 2022—TO BE APPROVED

- A. Minutes approved with correction of VIII. New Business C.—to read “Deck Replacement Proposals, **2255 B**—4 proposals”

IV. FINANCIALS—JUNE, JULY 2022

- A. Financials approved pending audit

V. HOMEOWNER FORUM—

A. Joe Lynch 2164 A has concerns about the Private Property sign asking people not to use the social trail between 2172 and 2146. Many residents were cutting through the front property of 2172 A to reach the lake. As such the board approved the placing of a Private Property sign that said this area was not a trail. Joe would like the area opened for use as he has an infirm dog that he must carry to the lake trail. Sandy Neville explained that the land between the buildings is owned by the HOA and the land beyond to the lake is Louisville Open Space. The Open Space Board has been advocating closure of social trails as they denude the native grasses and destroy habitat. Joe was told that if he wants to bring a petition to the board to allow use of the social trail through HOA property, he could. This may still present a problem with cutting through the Open Space.

- B. Dave Waller asked for upcoming projects list. Dan gave him a list of projects that are in process for 2022. Projects will be discussed during the board budget meeting this fall.

- C. GW Patton has concerns about gas powered equipment used by the landscape company increasing noise, smell, and ozone levels. SOS will be asked about the possibility of using battery/electric powered landscape equipment.
- D. Mark Fisher asked if during the upcoming repaint project we could update the HOA's color scheme. Shannon and her husband have degrees in design and would like to help with this. It was recommended that a subcommittee be formed to look at a new color scheme. Our HOA needs to submit a design review request to the master if building colors are changed.

Vi. RATIFY DESIGN REVIEW REQUESTS-

- A. 2250 A Roof Mounted Solar Panels, APPROVED
- B. 2250 B Roof Mounted Solar Panels, APPROVED

VII. RATIFY APPROVED ONGOING BUSINESS ITEMS

- A. SOS Landscape Extra Work Plant Life Proposal—This was approved by the board, but SOS has been busy and they have not gotten to the project. This project may have to be delayed until spring. Dan will contact SOS and see if they can complete the project in 2022 or if we need to wait until spring 2023.
- B. Deck Replacement Project 2255 B—Rebuild Corp. was selected to do the work and a contract has been signed. Permits have been submitted. Nathan Hirsch in 2235 B also reports his concrete deck has also shifted. Dan will meet with Nathan regarding this issue.
- C. Misc. Maintenance Items Throughout the Property, PST Work Order
There was water intrusion around some homeowner's windows following a recent storm. A window well in unit 2172 B needs replaced. Those and a few other projects are to be done by PST.

VIII. MANAGER'S REPORT—INCLUDED IN PACKET

- A. Reviewed by Dan Anderson

IX. ONGOING PLUS NEW BUSINESS

- A. Deck Replacement Project, 2255 B, Rebuild Corp—City Permits Submitted
- B. Ground Drainage project, 2235 A, Black Forest Excavation Services—Start Date TBD
- C. HB-22 1137 Replacement Policies—Await Policies from Attorney
- D. Social Trail Between 2172 and 2146—Discussed under Homeowner’s Forum.
- E. 2022-2023 Snow Removal Proposal/2023 Landscape Maintenance Proposals—awaiting proposals
- F. Next Board Meeting –Annual Meeting--Date, Time, and Format TBD—Nov., 2022. The board will meet for budget discussions prior to the annual meeting. It will be a zoom meeting.

X. ADJOURNMENT—adjourned at 7:43 pm

Xi. EXECUTIVE SESSION IF NEEDED

- A. Executive session commenced following the regular board meeting

Minutes submitted by Sandy Neville