

**North End Townhome Board Meeting  
Wednesday, August 2, 2023, 6:30 PM  
Virtual Zoom Meeting**

**Meeting Called to Order at 6:30 PM**

**Establish a Quorum—quorum established (two of three directors needed)**

Sandy Neville, President, 2210 D

Shannon Plumb, Vice President, 2255 B

Keenan Haga, Secretary/Treasurer, 2260 D

Julie Merrick, 2250 B

Amy Aldredge, 2226 B

Dave and Sandy Waller, 2270 A

Nathan Hirsch, 2235 B

GW Patton & Cheryl Kassed, 2226 D

Hilary Skellon, 2146 B

Dan & Larissa, 2270 E

Paul Teven, 2170 B

Dan Anderson, HOA Manager, Metro Property Management

- I. **Approval of the Agenda; Disclosure of Conflicts of Interest**
  - A. **Agenda APPROVED**
  - B. Shannon Plumb recuses herself in matters pertaining to the removal/replacement of failing deck at 2255 B.
  
- II. **Special Guests—None**
  
- III. **Approval of Minutes of March 15, 2023**
  - A. **APPROVED**
  
- IV. **Financials— March, April, May, June 2023**
  - A. **Financials APPROVED pending audit**
  
- V. **Homeowner Forum**
  - A. Hilary Skellon stated that excessive spring rain has caused need for her fence to be painted/refreshed. Dan will reach out to Gardner Paints & add address to current 4-option bid.

- B. GW & Cheryl commented that City trucks (while managing open space mowing/trimming) have damaged the curbside sprinkler near 2226 E Hecla. This sprinkler is a MASTER HOA unit. Keenan stated that he would communicate GW's request (turn-off sprinkler & later replace) at the next Master HOA Board meeting scheduled Wed Aug 16<sup>th</sup> if GW or Cheryl are unable to attend.
- C. Nathan Hirsh (and Shannon Plumb) discussed needed gutter clean-up after the rich rains & vegetation this season. Dave Waller advised the HOA to install gutter guards to stop the ongoing problem, in Nathan's area of the community in particular. The Board was in agreement & will review for next year's budget. Thanks Dave.
- D. Dan & Larissa asked if irrigation could be turned off in their patio (assuming the lines are even active). Dave Waller explained that irrigation to 2270 patios are turned on/off as a building & cannot be independently controlled unit by unit. Thanks Dave.
- E. Dan & Larissa asked if handrailing could be added to 2270 steps leading from Golden Eagle Way. Winter season creates an icy issue for the north-facing building every year. Dan stated he would look into cost-effective options & present to the Board.

**VI. Ratify Design Review Requests**

- A. New Replacement A/C Unit, 2180 A—**APPROVED**

**VII. Ratify Approved Ongoing Business Items**

- A. Knott Labs Engineering Proposal, Provide Drawings for Replacement Deck, 2235 A—**APPROVED (Dan stated ~ \$3500/drawing)**
- B. Empire Works Construction, Remove and Replace Failing Deck Work Change Order, 2235 A—**APPROVED**
- C. Moller Graf Law Opinion Letter—**APPROVED (Dan stated ~ \$1000)**
- D. Environmental Design Landscaping, NE Townhomes Annual Work Proposal (rock/mulch/landscaping)—**APPROVED (Dan stated ~ \$12k, \$3k under Budget)**

**VIII. Manager's Report—included in Packet**

**IX. Ongoing and New Business**

- A. Concrete Splash Block Replacement Recap—purpose is to replace crushed drainage gutters/ongoing problem
  - a. Item tabled; need to look for slimmer alternatives—Sandy’s concern is the width will allow residents to runover & damage
- B. Gardner Paint Proposals
  - a. Item tabled from Board vote—Dan will add Hilary’s deck 2146 B to bid before final Board approval/vote
- C. Proposed Special Assessment \$125,000, Block #8 Hot Soil Issues
  - a. Sandy addressed the community with a recap of the ongoing problem & estimated cost to fix; due to the large # & concern to the community as a whole, this requires a special assessment which must be 67% approved by attending homeowners/general proxy at a special TBD public meeting
  - b. Dan & Larissa communicated their concern that the Board was removing all fireplaces & they want to keep their fireplace; Knott Labs Engineering Report recommend 2 helical piers per 2270 Townhome address for each fireplace; the Board communicated 4 bids had been received & no decision had been made or would be made before funding is secured
- D. Special Assessment vote by community was temporarily tabled
  - a. An information session re: the Special Assessment will be held in-person at the Louisville Library on Thursday August 24<sup>th</sup>; this is the best opportunity for homeowners to address concerns re: the multiple ongoing hot soil issues affecting the community & how we will address now & going forward (should the need later arise in newer developments/E Hecla)
- E. Next Board Meeting Date, Time, and Format TBD—will meet in September 2023

**X. Adjournment at 8:35 PM**

**XI. Executive Session if Needed**

Submitted by,

Keenan Haga