

DoubleTree Home Owners Association
Meeting of the Board of Directors
Thursday, June 20, 2024

The Board of Directors second-quarter meeting was held on Thursday, June 20, 2024, at the Home of Aletha Zens and was called to order at 5:30 pm by President Alison Ruger. Other board members in attendance included Aletha Zens, Sharon, Grimes, and Patt Dodd. Reggie Adams was unable to attend due to a family matter. Also in attendance was Jen Wyman from Metro Property Management. Homeowner Caleb Gerken also attended the meeting.

With four of the five board members present, a quorum was established.

The minutes from the March meeting were reviewed. Alison made a motion to approve, with a second from Patt. The minutes from the March meeting were unanimously approved without additions or corrections.

There were no board member conflicts of interest regarding any agenda items.

COMMITTEE REPORTS

Architectural committee: Ahmad Modasir submitted an architectural control request to enclose his patio. Jenn will get specs for the concrete, etc. He has already been provided with the blueprints and specs for the patio enclosure itself. His request was approved with additional requirements as stated above.

Landscape committee: We are still waiting on a bid for sod replacement from Bruce Reid. However, that may change due to fiber optic cable being laid in the back yard behind Aletha's home. We will get a bid for a bush to go between Aletha and Caleb to replace the one that was removed when we repaired Caleb's sewer. That bid will come from a Touch of Class tree service.

Patt will speak with Bruce regarding the brown spots in the grass and confirm with him a scheduled to finish the trimming of the bushes.

The Board ratified the proposal from Touch of Class Tree Service. Patt will call and schedule their annual service and will request a walk about meeting with Nick on trees needing pruning.

Insurance committee: A brief discussion was held regarding homeowners who suffer water damage, either from frozen pipes or old, leaky pipes. As these are not the responsibility of the HOA, and no claims will be filed against the HOA insurance, it was determined that any future calls should go to Jen with MPM to handle.

Caleb will be responsible for watering his front garden, as he removed all of the ground cover and replaced it with mulch, rock, and a few plants. Patt will talk to Bruce about disconnecting the sprinklers in that area.

There is a broken sprinkler in the garden area of Arthur Brown's residence, which has affected the pressure for the rest of the sprinklers in that zone. Patt will speak to Bruce about the repair.

Manager's Report

Financial statements: The financial statements for March through May 2024 were presented by Jen with MPM, followed by a brief discussion. Aletha requested that going forward the financials include the bank balance as of the day of the meeting. Jen will handle that. Allyson made a motion to approve the financials subject to final audit, with a second from Aletha.

Unfinished business

There was no unfinished business.

New Business

The Board ratified the invoice from Artistic Tree for \$800 which was for trimming trees due to storm damage.

The board ratified the annual contract from quality grounds.

The board ratified the invoice for chimney repair at 2669 S Vaughn Way.

The new policies were ratified. Patt will post them to the Doubletree website. Patt will call Damien Bielli with Vial Fotheringham law firm regarding the insurance/maintenance chart. Aletha will research the invoice and payment for the preliminary preparation of this chart, which was never completed. Work was halted due to conflicts between the chart and our declaration of covenants. However, now that the declaration of covenants have been updated, we will proceed with finalizing the insurance/maintenance chart.

The date of the next quarterly meeting of the board will be September 19 at 5:30 pm. There being no further business, the meeting was adjourned by President Alison Ruger at 6:30 pm.

Respectfully submitted,
Patt Dodd, Secretary