

DoubleTree Homeowners Association
Meeting of the Board of Directors
Thursday, September 19, 2024

The Board of Directors third-quarter meeting was held on Thursday, September 19, 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 Ahmad Modasir also attended the meeting.

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

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

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

COMMITTEE REPORTS

Architectural committee: Board ratification for Ahmad Modasir submitted an architectural control request to enclose his patio.

Landscape committee: The third cycle for watering the grass at 8 pm was turned off. We will leave the midnight and 3 am cycles on until the sprinkler system is turned off and blown out for the season. The broken sprinkler in the garden area of Arthur Brown's residence was repaired.

Insurance committee: Damien Bielli with Vial Fartheringham prepared the maintenance and insurance chart, Patt and Aletha will perform final review before bringing back to the board to sign.

Manager's Report

Financial statements: The financial statements for June through August 2024 were presented by Jen with MPM, followed by a brief discussion. Alison made a motion to approve the financials subject to final audit, with a second from Sharon Grimes. The financial statements were unanimously approved.

Jen presented information from Orton Cavanaugh law firm regarding the Fin Cen reporting requirements. The board will review and address.

Unfinished business

New maintenance and insurance policy was received from Vial Fartheringham. Patt and Aletha reviewed with changes given back to Damien Bielli. A request was made to add

a column, referring to the portion of the declaration of covenants covering the maintenance/insurance issue, in Lou of the footnote numbers that were included in the original draft. Will follow up with Damien.

New Business

The 2025 landscape maintenance proposals were reviewed, and the decision was made to renew with Bruce Reid at Quality Grounds Control for two more years. Jen will contact Bruce to get his snow renewal contract for the upcoming season.

Proposals were reviewed for the retaining wall and sod replacement in the Sewer work was done last year behind 13121. The decision was made to go with strand concrete, Patt will call and see if they can come down to an even \$8,000.

The 2025 budget work session will be held at MPM office on October 15 at 10:30 am. Aletha suggested plugging in an insurance increase at 8% for budgeting purposes.

The Annual Homeowners' Meeting is scheduled for November 17 at 3 pm at Aletha's home. Any increase in dues, if necessary, would go into effect beginning January 2025.

Patt purchased a new pole and two new lanterns for repairs at 2659 and 2623. The pole at 2659 rusted out and collapsed, breaking the lantern. The pole at 2623 rusted and was loose and just needed to be secured. The polls were ordered from Amazon, Patt submitted expenses for reimbursement. KMG Electric did the work, as they have done previous light pole work for us and are familiar with the property.

A Touch Of Class recommends having a crew on site for 2-3 days to prune trees. Their day rate is \$4200. Patt will schedule Davey Tree for a walkabout to get an additional bid for pruning of the trees. Several trees are touching roofing and siding of the building buildings and need to be pruned back to mitigate damage.

The date of the next quarterly meeting of the board will be following the annual meeting, which is scheduled for November 17 at 3 pm. There being no further business, the meeting was adjourned by President Alison Ruger at 6:30 pm.

Respectfully submitted,
Patt Dodd, Secretary