

# August 13, 2025 |

Attendees: Bob Oliver, Heidi Shippy, Greg Hunt, Mike Torres, Jen Wyman

Owners: Sherry Rock, Drew

## **Notes**

- Approval of minutes from July Board meeting. Motion to accept granted.
- No Special Guests
- No committee Reports

## **Homeowners Forum**

- Sherry Rock - Question: Who dumped all that stuff by the garage? Per Board, they are in process of repairing garage, once complete, the items will be returned to the garage

## **Homeowners Correspondence**

- 7162 W Portland Ave.: Window A/C unit violation. Board has determined that per the CT5 Rules & regs, no owner, resident or lessee shall install, "...or machines" be installed on the exterior, or protrude through the wall of the unit. Violation notice will be sent to this unit to remove both units (Kitchen and Patio), as well as 7134 W Portland, that also has one installed on their top floor bedroom unit.
- Wasp/Yellowjacket removal:
  - Karen & Judy - 7194 WPA: Spray for jackets is not working, they are still there and flying around. Similar issues may be what's happening at Sherry's unit.
  - Sherry Rock Unit: Remove underground wasp/yellowjacket nest under front stoop, must be done prior to stoop repair being completed.

**Board Proposes:** Better communication with extermination, what he found, how far he went into problem to see if he actually got the nest. We need to get to the nest, and eliminate the queen. Advise the exterminator that he needs to get back to complete the job, as the spraying didn't work.

- 7086 WPA: Good job to contractor for the work done to one of the garage repairs.

## **Side Note from B. Oliver:**

7130/7190 Patios are completed

7242/7086 Garage floors are completed

7246/7234 Patios are in process and underway; A/C units to be reinstalled/connected

## **Managers Report**

- See board packet for details
- Reserve study zoom call with engineer, call is set up for 8/21 at 9:00 AM if the Board is able to attend, great. Jen will send the link.

## **Financials**

- Approved pending final audit

## **Unfinished Business**

- BAM installation, they're starting to install drops to the townhomes. If the board notices BAM people on the job, to install a drop at someone's house, make sure to tell them it has to be installed, and buried underground that day to avoid trip/fall hazard.

**New Business**

- Treatment for Ash Borer (25 trees) - ratified
- Snow removal - ratified

Schedule next Board meeting date - Wednesday, September 10, 2025 at 6:30 pm via Zoom

The meeting adjourned at 7:25 P.M.