

May 15, 2022

Draft Minutes of Meeting of BOD prior to quarterly meeting to be held on May 16, 2022

BOD members present:

Sarah Taylor - President

Marjie Goodman - VP / Communications

Deborah Saunders - Social

Brian Devlin - Landscaping

Gail Mandel -Treasurer

Marilyn Fisher - Legal

Absent: Judi Callanan Devlin - Secretary

Priority Issues:

- Unit Owner X condo fees arrearages are up to date.
 - o The account is now current.
- Discussion of performance of Village Landscaping's performance/cost
 - o There have been few, if any complaints
 - o Board is satisfied with their performance
 - Add colorful annuals at court signs where indicated?
- Discussion of raising Association's master insurance policy's deductible to \$10K
 - o \$ Impact on unit owners condo policies
- Proposed: Unit Owners to be eligible to serve as BOD members after one year of residency
 - o Approved
- Discussion of several unit owners with defective rear fences for which they are responsible
 - o How to handle (i.e., send notice to unit owner to correct within a time frame; if no response then have VM inspect and estimate costs to repair; notify unit owner of estimated costs; if no response proceed with VM repairs and billing of unit owners)?
- Discussion of Community Tree contract for on call services
 - o Agreement appears to be beneficial to the community
 - o Service and cost to be reviewed at end of year

Miscellaneous Issues:

- Website: Sarah will continue to try to birth a community website following a long and tortuous labor
- Rules and Regs to be distributed to new unit owners
- Search continues for volunteers to assist BOD and their committees
- Sarah, Rod and Corey met with Neal Borden of Roland Mews re: run-off issues
 - Sarah to follow up with Neal for progress report
 - Swales/berms being priced for "Tee" at end of Bouton

- Ground cover plantings needed to stabilize earth behind west side of Bouton
- Major projects completed
 - Concrete sidewalks
 - Roofing
 - Water heaters
 - Tree removals
- Projects outstanding/upcoming
 - Individual Unit painting: Some painted units need to be repainted
 - Specifications need to be developed. VM?
 - All (?) units: Masonry trim surrounding entrance doors and windows and lintels need maintenance
 - Some fencing cleaning and/or repainting- VM

NOTE: After brief research no requirement was found for Association to have a Finance Committee of the BOD