

## Attendees:

- 1) Review of last month financials. **Approval by committee via email.**
  - a. **Review of budget TY 2024** / reserve projects for 2024: stairs (3) in progress (currently tabled), gutters (currently tabled) – Water Line replacement will take precedent, plan out schedule
    - i. What do we do with current area that is torn up? **Steve and Ken to address**
    - ii. Other projects: Striping (HL Project), being addressed by HOA Committee in Spring
  - b. Review of balconies project –update on schedule, inspection update, **assessment fee for 2024 is priority discussion and delinquent assessments/w liens from 2023**
  - c. Review of delinquent assessment list and concurrent fees/interest being charged: **legal action possible, legal fees paid by owner per CCRs/2-23-2023 Rules/Regs #14**
- 2) Onboarding project for new committee members: Andrew, Carter, Brenda developing, **in progress**
- 3) How will Lease Agreements be handled (per Barb Wilson)? **Need to schedule a conference call with Barbara for full details. - tabled**
- 4) RV Lot audit update: Sub-committee formed (Curt, Kaveh, Ivan)
- 5) Parking/Reserved parking stall update (Shane): Review procedures
- 6) Discussion w/Resident about parking and renter issues: **moved to April's meeting**
- 7) Misc.
  - a. Bridge repairs are need-**seeking bids to repair for now**
  - b. **Google Fiber, w/Comcast notification, security cameras: Google has been installed with complimentary account for Clubhouse, still have to transition over phone**
  - c. Updates to rule/regs for 2024 - **Tabled**
  - d. Insurance notice to community, deductible recommendations, etc. – **Shane will reach out to Insurance company**
  - e. Painting of limited common area fences, front and back of buildings: **tabled**
  - f. Pet projects: plot map at entrance-tabled, parking stall signage above snow-tabled, concrete by dog park, Clubhouse interior (paint, pics, fixtures),
  - g. Gutter replacements/repairs/cleaning: **completed until Spring**
  - h. E-payment option-**Carter/Shane is heading up this project, Carter looking at site management options**
  - i. Trademark name – **tabled**

**Approvals outside HOA meeting:**

**Approval by Board for August financials approved via email 3/22/24**

Attendees:

- 1) Upcoming/remaining projects for the year: Waiting to hear from Noland on date of project so we can plan backwards for residents in HL, this is the priority project TY
- 2) Community Items: HOA committee is seeking FHA approval for HL, Earthwork has submitted all paperwork as of first request.
- 3) Balcony project
  - a. ahead of schedule, currently by about 4 months
  - b. Over 50% done, 1<sup>st</sup> phase complete, finishing up first round of singles in phase 2
  - c. Complements to Leon and the balcony crew for professionalism and quality of work
- 4) Motion was made by resident to raise transfer fee when unit is sold:
  - a. currently ~\$300, ~\$900+ might be closer to standard
  - b. follow-up with realtor to find industry standard
- 5) One of the largest expenses is gas expense for the community
  - a. Follow-up by committee needed to see if there is abnormal usage
  - b. Discussion about limiting number of rental units with HL, as this directly affects overall usage and subsidized payments by owners who live here for renters
- 6) Google will be back for community appreciation
  - a. Plan to be back to "cater" pool opening
- 7) Grey Cat harassing units
- 8) Concern brought up by resident: Concerns about alleged drug activity on Pintail
  - Keys to the storage unit were allegedly sold (potential need to rekey)
  - Complaint about traffic off the street, specifically the "kind" of people and vehicles. Short stays, people sitting in cars, other such allegations.
  - Documentation of concerns was specifically requested by HOA committee to address, cannot address based on here-say.