

Red Cedar Canyon Townhouse Association
Board Meeting – Executive Meeting: Asphalt Walk Review, Budget, Misc
Monday, October 28, 2019, 2 pm
Nadine Sands Home

The meeting minutes are subject to approval by the board of directors at the next meeting.

This executive meeting was held after the informal property walk through with the Cities Management Maintenance Team, BOD and the CM Manager for RCC. The proposed (but not approved) 'Asphalt Project,' projected at \$1.1 million, would be rolled out over a 3 year period according to the CM Team. The current Board requested the walk through to get a better understanding of potential monies outlay, purposes of reconstruction, goals to be achieved (deterioration, ice buildup, driveway core block filling, etc.)

In addition, this meeting was established to address RCC upcoming business needing attention.

At 2:15 pm, Dave Preller, RCC HOA-Townhome President, called the meeting to order. Present at the meeting were the following: Nadine Sands, Vice-President; Gretchen Trebnick, Member-at-Large; Ronald Urhammer, Treasurer; Karen Mackesey, Secretary, and Miranda James, CM.

The group discussed the recent walk through with CM. They discussed and noted what stood out during the onsite review:

- Blacktop deterioration from drainage
- Moving the ice melt and run off from the center of the lanes to the outside (will it achieve the anticipated results)
- Cost of 'curbing' outsides of lanes versus running a cement strip down current lanes
- Necessity of milling all surfaces
- Future repair of garage/driveway aprons due to sink factor; core block filling short term and long term repair costs
- Need for additional bids
- Need for homeowner awareness and necessity of information/data relating to proposed project

First order of business was the back payment of taxes pertaining to the three out lots from Hans Hagen. MJ reviewed the City of Hudson formal letter regarding the fees. RU made a motion to pay \$150 of back taxes to the City of Hudson for the collection of taxes for the 3 out lots recently acquired. NS seconded the motion. No discussion. DP requested a vote; it was unanimous to pay the back taxes. Motion passed.

Next item of review was the 2019 Tree Trimming and Limbing project. GT presented the Landscaping Committee's report requesting completion of the tree maintenance for the 2019 late fall/early winter season. GT motioned to approve up to \$5800 for the completion of the Tree Trimming and Limbing, by Willow River, for 2019. KM seconded the motion. No discussion took place. DP requested a vote; the Board voted unanimously in favor of approving the monies. Motion passed.

Board discussion began on the potential reserve study for 2020. The previous reserve study was started/completed in 2017. No transactions of monies or any signatures were acknowledged for the next study. RU made a motion to reconsider the approval in 2019 of a need for a reserve study for 2020. GT seconded the motion. The remaining BOD agreed with the suggestion of postponing until

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further notice the study. The BOD reconsidered the 2019 reserve study need for approval [by the former BOD] for a 2020 reserve study. RU made a motion to research, assess and analyze the need for a reserve study in 2020 and to validate its appropriateness and value add benefits to the HOA. GT seconded the motion. No more discussion transpired. DP requested a vote; BOD unanimously approved the motion. Motion passed.

GT made a motion to approve using the monies from the Reserve Fund to pay for the remaining portion of the new signage the Townhomes will be receiving in the near future and secondly, to pay for the current roof repairs. KM seconded the motion. No discussion ensued; Board was in favor; motion passed and was approved.

DP turned the meeting over to RU to review the 4 different budget proposals for 2020; first proposal was no increase; the remaining 3 proposals were 1 percent, 2 percent and 3 percent, resulting in dues of \$295, \$299 and \$301 respectively.

Numerous ideas and vigorous discussion existed based on what our priorities and missions are for the future of RCC Townhomes and the importance to the homeowners. The BOD remarked we must stay vigilant to the need for expense scrutiny, needs versus wants, income investment betterment and financial analysis. By consensus, the BOD accepted the budget proposal of 0 percent increase in the HOA monthly dues, vowing to hold down costs.

The next Board meeting will be held at County Market on November 18, 2019, at 2 pm. Prior to the open meeting, the BOD will meet with Sandeen Insurance, 1 to 2 pm, to review and understand the approaching insurance policy for 2020; meeting will be at same place.

Lastly, on January 27, 2020, there will be a closed Executive meeting at Hudson Bagel to discuss upcoming ideas and requirements for a successful year.

RU made a motion to adjourn the meeting; NS seconded the motion. BOD was in favor of adjournment. Meeting adjourned at 4:20 pm.

Respectively submitted,

Karen M. Mackesey
Red Cedar Canyon Townhomes, Secretary