

HMCA Board Meeting of
May 18, 2022

The meeting of HMCA Board of directors was called to order at 4:05 PM by President, Stefanie. All were present: Kim, Bob, Stefanie, Heather, Gigi, Marcella and Shirley

The secretaries minutes had been sent previously and a motion was made to accept the minutes with one correction, by Sefanie and 2nd by Heather.

Treasurer Report:

Checking:	\$7753.82
Reserves:	\$91,205.82
CD	\$31,514.09
Reserve Chase	<u>\$112.87</u>
Total:	\$130,586.60

Shirley questioned the Chase reseved, that was closed out on April 6th, 2022 Kim will check into that.

The water and sewer bill was discussed, Kim will have Bldgs, 2128, 2058, 2157, & 2158 audited.

Co-Owner Forum:

Discussion regarding 2XXXA violation to Linda XXX in lieu of her renter, Sheryl Beach and letter received in reply from Kim. It was decided that due to liability, we will hire Northern Pines to restore the work that he renter did to the drive and entrance to her building. This will be billed back to the co-owner.

New Business:

Rules & Regulations: Discussion regarding the General Common Elements wording. That co-owners have absolutely no authority to alter, move or remove anything from the common elements, including landscaping.

Old Business:

- a. Garage Sale Due to co-owner feedback, It was decided to postpone the garage sale until Aug 5 & 6th.
- b. Drainage at 2124C, is being worked on.
- c. Wood restoration: 1412, 2157, 2158 Exterior Painters contract has been secured and work will start shortly
- d. Shutter Project: The work has already been started
- e. Power Wash: Contract secured to Exterior Painters
- f. Mailbox stations: Contract secured to Exterior Painters.
- g. Deck replacement 2077D We have two bids,
Hashtag: \$4124.
U& S \$3384.
A motion was made by Stefanie and 2nd by Shirley to give the contract to U & S for \$3385. We will hold 10-20 % of payment until work is finished.

Management Report:

Concrete leveling 2120 Bob said 2110 was worse than 2120, a bid of \$1800. From A-1 concrete It was decided to take a look at the driveway before proceeding with any work.

Walk Thru: A walk thru checking out tree trimming will be scheduled for June 3rd, if they are available.

Drainage project. Discussion regarding the project. A motion was made by Gigi, 2nd by Bob to hold up the rest of the buildings French Drain work until we receive the results from building 2128C

1436 D Needs water turned on from either the A or C units. Kim will contact both co-owners.

Next meeting is scheduled for July 27th at Shirls