

Board Members Attending: Kim Fusselman, Jerry Simon, Marilyn Showalter, Gil Clarke, Chris Bigge

Homeowners Attending: Dave Herstedt

Agenda

Treasurer's Report

Landscape Report

Roads and Gate Issues

Special HOA Assessment notice: *The \$250 special assessment for replacement of the Manhattan Gate approved by the membership at the Annual Homeowner's Meeting is due before May 1. Invoices were sent out. If an invoice was not received, please request a replacement.*

Residents are asked to turn on garage lights each night to enhance security as the community does not have street lights.

Treasurer's Report: Jerry Simon Quarterly dues are current at the present time. Invoices were sent out for the \$250 Manhattan Gate Special Assessment (due before May 1, 2020).

The 2020 HOA budget is attached.

Landscape Report: Dave Herstedt Debris pickup (leaves and tree branches) was the focus last month. Weekly raking of pathways is done. Sprinkler and Irrigation systems are in good shape. A schematic of the irrigation system remains in progress. Our three wells are functioning properly; maintenance has been performed by Amado and John.

Roads Crack filling and damaged areas of road repair are rescheduled (weather delay) for February 19. Board discussion with Gaylord will continue regarding the best timing to reseal the roads.

Manhattan Gate Replacement An Insurance Claim for the damaged gate will return ca. \$4,734.75 (established from replacement bid less \$1000 deductible and \$522 depreciation of the original gate).

The Gate-it bid (\$14,088) for the Manhattan Gate was signed and returned with a down payment check for \$5000. Measurements and drawings will ensue next week. Work on the gates may begin by the 1st of March. The new gate will be substantially stronger than the light-weight gates currently in place. Scrap value of the existing gate is <\$40.

Gate-it does not believe a speed bump outside the Manhattan Gate would be of value. They recommended new reflective signs to replace current faded signs.

The battery pack at the Mountain Gate is under warranty; Gate it will correct the issue.

Respectfully Submitted,

Christopher Bigge

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