

Official Board Meeting
Diamond Brooke Townhomes
Monthly Board Meeting

August 18, 2025

The meeting was called to order by President Ron Brimeyer at 6:00 p.m.

Board Members Present: Ron Brimeyer, Denny Bewyer, Mary Jo Madvig, Connie Nutt, Jim Raftis, Gary Bedard, Steve Schuchmann, Jeff Horner Property Manager.

FINANCIALS;

Operating Account: \$20,317.91

Reserve Account: \$115,038.28

I. Landscaping: Trees that were damaged from the windstorm have been removed as well as the trees that were dead and needed replacing. The 2025 Budget for Tree Maintenance was \$2,500 and the cost for removal is estimated at \$4,700. The expense short fall may likely be offset from irrigation watering expense savings due to the irrigation ban. The anticipated cost of new trees is \$3,500.

There are several lawns that have dead areas. An inspection revealed it was fungus caused by the excess rain, heat and humidity. The remedy is fungicide treatment, aeration and overseeding. The Board voted by email to approve this expense. Irrigation is to resume.

Areas that were in need of sod are scheduled to receive the sod. The sod will need to be watered by the homeowner as irrigation is not sufficient to allow the sod to take hold. A reminder to the homeowners will be sent.

Other landscape issues that were identified earlier this spring/summer and suspended due to the irrigation ban will be revisited.

II. Painting: One building, units 34 and 35, is left to paint. Due to the extreme heat and humidity the start date was postponed. Once completed half of the units will have been painted.

III. Property Maintenance: Garage doors in need of replacement can be replaced without the trim as garage doors with trim are no longer available. Units with three car garages need to have both the single door and the double door match. Trim can be removed from either set of doors if the owner is only replacing one set of doors. The only door approved by the Board for replacement that has the same texture as the current door is offered by Precision Door. Contact Jeff for details.

IV. Mowing: Due to the heavy rain and humidity the grass has been clumpy. The mowers will be asked to double mow the week of August 25th to even out the growth and clumps.

V. A meeting with the snow removal vendor will be scheduled as part of the September meeting to address concerns about snow removal, specifically the need to remove snowfalls less than 2 inches and situations that can cause icing in driveways.

VI. Concrete work was not budgeted for in 2025 as the Board had decided to defer concrete work. Jeff stated that there were two work orders that he needed to address due to safety. Jeff and Ron were to do an onsite inspection following the Board Meeting. The units in question were 7 and 35.

Respectfully submitted

Steven K Schuchmann
Board Secretary