

Diamond Brooke Townhomes

Board Meeting Minutes

July 17, 2023

The meeting was called to order at 6:00 pm by President Carol Fisher.

Board Members Present: Carol Fisher, Mary Jo Madvig, Art Holcomb, Valerie Sandford, and Property Manager, Jeff Horner.

Absent: Ron Brimeyer, Doreen Meier, Denny Bewyer

**Finances:**

**Operating Account Balance: \$ 9,862.58**

**Reserve Account Balance \$220,183.96**

A motion was made by Art Holcomb to put 100k of our reserve money into a 12-month cd. It was seconded by Mary Jo Madvig. Motion carried. Jeff Horner purchased a \$100,000 Lincoln Savings Bank 1-Yr CD at 5.10.

**Painting Update:**

Units 1-4 are done. Units 5, 6, 7 and 8 to be completed by the end of week. FYI– the new paint finish is satin which takes longer to dry but will be much easier to clean in the future. There will be a couple week break because of the heat and humidity before painting begins on Units 9-13.

**Wood Repair Update:**

We have contacted Ryan formerly with Right Roofing to tackle wood repair beginning with unit 66 back down so we do not slow down the current units to be painted this year. Units 1 thru 13 issues will be repaired before being painted. If there is a wood repair to your unit which is not being painted this year, it will be painted with a color match to the existing paint.

**Tree Update:**

This year's selected ash trees have been removed. Jeff will be sending the impacted homeowners a list of tree choices to be replaced this fall. FYI – we have been told by Timber Pine that there is a shortage of four inch trees.

**Zoom Training for portal:**

Jeff is in the process of identifying an HOA specific video and will update once it is available.

**Landscape Report:**

The broken concrete around the curve will be removed and replaced in 2024. We are researching a new, drought tolerant landscape for the 68<sup>th</sup> street garden. The north entrance and the mailbox bushes have been trimmed.

Note about personal landscaping around trees in your yard – please don't use rock because over time, it will reduce the life of the tree due to water not getting to the roots. We are contacting Earl May for information concerning gardens around the trees in your front yard. Any plantings are the current homeowner's and future homeowner's responsibility to maintain.

**Google Fiber:**

Jeff will send us the information about this option. All legal documents have been signed off. Due to a backlog, even if we agreed to go forward today, it probably wouldn't be till late fall before installation.

**Updated Directory:**

Is included with these minutes. If something is incorrect, or needs to be added or removed, please contact Carol Fisher at [crfisher036@gmail.com](mailto:crfisher036@gmail.com) by August 5<sup>th</sup> with any changes. Once updated, it will be resent.

**Social Functions:**

- A fall picnic on the green across from the mailboxes is planned for September 17<sup>th</sup> at 4 P.M. Food will be provided by the Association. All homeowners need to bring is a chair and drinks. Water will be provided. IF you have an interest in volunteering to help, please contact Carol **Fisher**.

**Adjournment:**

A Motion to adjourn the meeting at 7:20 pm was made by Art Holcomb. Seconded by Mary Jo Madvig. Motion carried.

Submitted by Valerie Sandford