

Official Board Meeting
Diamond Brooke Townhomes
Monthly Board Meeting
July 23, 2024

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

Board Members Present: Ron Brimeyer, Carol Fisher, Denny Bewyer, Mary Jo Madvig, Connie Nutt, Steve Schuchmann, Jeff Horner Property Manager
Absent: Art Holcomb

FINANCIALS:

Operating Account: \$14,133.84

Reserves Account: \$178,820.94

Ron handed out an analysis of income and expenses for the first half of the year and compared it to the budget. The analysis reflected prudent expense management with no major line-item variances. Jeff acknowledged that expenses were in line with the budget.

LANDSCAPING: Moat area Unit 1-11: Work to replace rotted railroad ties has been completed.

Jeff stated the the downspouts at unit 66 need to be buried and will proceed to put in the work order.

PAINTING: Units 14 through unit 18 completed. Painting on units 19 through 24 will proceed.. The cost of paint has increased but the project is still within budget. Some owners have stated that the painters are dripping paint on the brick. It was investigated and determined the paint drip was from previous painters.

DRYER VENT CLEANING: A motion was made and seconded to budget for Dryer Vent Cleaning and schedule it for the spring of 2025 or fall of 2024 depending on the budget.

IRRIGATION: The irrigation system, which was damaged by Google, has been repaired and paid for by Google. The irrigation system is deemed to be fully functional.

DECLARATION OF COVENANTS: The rewrite of the Covenants is in progress. No update from the attorneys is necessary at this time.

CONCRETE: Jeff secured three contractor bids for the replacement of concrete as identified. He provided a detailed list of the areas, the contractors and the bids for the Boards consideration. The Board will independently prioritize the areas that need to be replaced and bring their recommendations to the August Board meeting. The contractors would be able to schedule work for this fall.

BRICK REPAIR: Unit 34 and 54 addressed the Board with their request to have the HOA pay for brick repair to their front stoop and or brick siding. They were previously told that the repair in question was the owners responsibility. They presented the Board with a work proposal from Century Brick Repair which itemizes the repair work. They cited that if not addressed this damage could lead to other structural issues. The Board stated that they would discuss and respond to the owners.

MISCELLANEOUS: Jeff stated that he learned that there is possibly a new law which governs Abandoned properties. This may give the HOA leverage in dealing with unit 20. Ron will investigate to determine if it merits having an attorney involved.

There was a brief discussion on what information needs to be conveyed to the owners. Owners should be reminded of their responsibility per the Covenants.

ADJOURNMENT: A motion was made to adjourn and seconded.

Submitted by,
Steve Schuchmann
Board Secretary