

Official Board Meeting
Diamond Brook Townhomes
Monthly Board Meeting
May 11, 2026

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

Board members present: Ron Brimeyer, Dennis Bewyer, Mary Jo Madvig, Connie Nutt, Jim Raftis, Steve Schuchmann, Jeff Horner-Property Manager.

Financial:

Operating Account: \$29,964.57
Reserve Account: \$264,918.08

Landscaping/ Architectural:

Unit 27 owner presented the Board with their landscaping preferences for edging and rocking around their front tree. This is not within the footprint of the building and presents questions as to the health of the tree, future maintenance and mowing. The owners acknowledged the Boards position and provided the Board with a written response to take full responsibility for the maintenance, cost of the tree and removal of the landscaping at the time they decide to sell. The Board acknowledged that there were 8 other properties with similar landscaping around the front yard tree and will advise the owners of the Boards position to maintain the landscaping.

The Board decided additional rules should be written governing landscaping around front yard trees, utility box areas and similar areas that are outside of the building footprint. Jeff was to provide the Board with suggestions for the Board to consider.

The Board agreed that landscaping around trees have edging flush to the ground (at least below mower blade height), mulch or 1 inch size river rock. The owner must also assume responsibility for the maintenance of the tree. A motion was made to adopt these parameters. The motion was seconded and approved.

Unit 64 owner a had written request to erect an awning on their deck. They had previously made a request in 2019 which the Board approved. The awning would be similar to the one previously approved. A motion was made to approve the awning provided it was not attached to the main structure. The motion was seconded and approved. The owner will be notified.

Reserve Study:

The Reserve Study is proceeding and it is evident that additional reserves will be needed to meet the needs of preserving the value and appeal of Diamond Brook Townhomes. Effective August 1, 2026 national regulations governing HOA reserves requirements will require HOAs to maintain reserves at preset levels. While the regulations initially apply to condominiums it is likely that they will impact all HOAs that have contact with lenders, insurance companies, local governing authorities, etc. It would be prudent for Diamond Brook to take action toward meeting those reserves requirements.

Paint Up Date:

The building painting project is half way completed. There have been questions regarding the workmanship of the vendor who is aware of complaints and the amount of time spent supervising the work. Jeff will investigate another vendor to see if it would be prudent to switch vendor for the remaining units.

Concrete:

Jeff has concrete work orders open on a number of concrete requests mostly requesting mudjacking of driveways. A concrete assessment was done by the Board in the fall of 2024. Most of the work completed was for the private drive and storm sewer drains. Steve will review the list of concrete repair items and consolidate them with the open work orders. Steve and Jim will review the list and request Jeff to secure a bid in order to determine if it is financially feasible to repair all or part of the work that is being requested.

June Board meeting is scheduled for June 22 at 10 am.

Respectfully submitted

Steven K Schuchmann
Board Secretary