

Official Record of Meeting

Diamond Brooke Townhomes

Monthly Board Meeting

August 21, 2023

The meeting was called to order by Carol Fisher at 6:00 p.m.

Board Members Present: Carol Fisher, Mary Jo Madvig, Denny Bewyer, Ron Brimeyer, Art Holcomb and Doreen Meier.

Telephone Presence: Jeff Horner, Property Manager

Absent: Valerie Sandford

FINANCIALS

Operating Account	\$ 524.03
Reserve Account	\$ 95,681.95
CD	\$100,000.00
Total	\$196,205.98

REPLACEMENT TREE INFORMATION

Homeowners have chosen their replacement trees, which will be planted in the fall.

AMENDMENT ON RENTAL DURATION AND RESTRICTIONS

The language was written by the Association’s Attorney and will be included in the Rules and Regulations until the Annual Meeting. At that time, the Homeowners will vote whether the Homeowners want to include these in the Covenants. Art Holcomb made a motion to approve the language as presented by the attorney. Ron Brimeyer seconded. Motion carried.

PORTAL APP AND TUTORIAL

Carol Fisher stated that 45 people have used the tutorial and are currently using the portal. Therefore, Jeff will not do a training session but will review how to use it at the Annual Meeting.

LAWN CARE SERVICE

Jeff Horner researched several lawncare vendors; Carol Fisher presented costs from for mowing and extensive leaf removal from these vendors. The Board is currently paying \$625.00 each time Lawn Ranger mows. Other costs ranged from \$1,150.00 to \$1,250.00. Timberline presented an offer of \$995.00 beginning the next mowing season. Jeff Horner will try again to reach Lawn Ranger regarding Homeowners' concerns. Action to be taken after this year's mowing season.

LANDSCAPE ISSUES

The 68th and Cody Drive landscape (garden) is in disarray. The Association has budgeted \$1,500.00. Earl May gave a bid of \$3,132.64 other vendors quoted \$3,500 to \$3,750 to clean out the area and replant. Ron made a motion that the Board work specifically with Earl May because of their warranty; Doreen Meier seconded. Motion carried.

Requests for small gardens around trees from this time forward will need to be addressed in a similar manner as a request for architectural changes.

SOCIAL FUNTIONS

The Association's picnic will be held on September 17 from 4-5:30. If it rains, the picnic will be held in Ron and Leslie's Brimeyer's 3-car garage.

Several Homeowners have begun having drinks in the driveway more are encouraged to get to know our neighbors.

Men's monthly dinner is currently underway. Plans for the Women's lunch/dinner and the Christmas dinner are still in the planning stages.

Art Holcomb made a motion to adjourn the meeting; Ron Brimeyer seconded the motion. Motion carried. Meeting adjourned at 7:10 p.m;

Submitted by,

Doreen Meier

Secretary