

Official Board Meeting
Diamond Brooke Townhomes
Monthly Board Meeting
May 19, 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, Steve Schuchmann, Jeff Horner Property Manager. Absent Gary Bedard.

FINANCIALS:

Operating Account: \$25,755.06

Reserve Account: \$143,491.54

NEW BOARD MEMBERS: Jim Raftis was welcomed and introduced as a new Board member having a 3 year term. Gary Bedard is also a new Board member having a 3 year term but was absent from the meeting due to a previous commitment.

LANDSCAPE REPORT:

Chip Nelson addressed the Board and requested permission to solicit Homeowners primarily living in units 44 to 60 for the purpose of planting Black Forest Spruce trees along the south property line. This is necessitated by the building expansion of the outlots in the Jordan Creek Mall on the southside of EP True Parkway as well as the tree trimming and removal along the bike trail. The trees would form a barrier to reduce noise from traffic and businesses. Chip was also instrumental in the planting of the existing trees 15 years ago as the Board addressed the issue of Ash Tree removal and replacement. The Black Forest Trees would be the Homeowners expense and priced at \$295 per tree plus planting of \$125. This would be scheduled in the fall. Trees would be planted in a line with the existing Black Forest Trees. The Board gave Chip permission. No motion was necessary as this was not an Association expense.

Vicki Friedow provided a landscaping report to the Board addressing multiple landscaping and beautification issues to properly maintain Diamond Brooke premises. Ron met with Timberpine and received a detailed estimate to refurbish areas that needed attention. Items that needed attention were sodding due to the concrete repair last fall, dirt to fill sunken areas, maintenance/removal of landscaping around utility boxes, edging and rock around entrance and mail boxes.

Timberpine provided a bid to resod the areas disturbed by the concrete work in the amount of \$1,575.04. Included in the sod work was sodding of areas at Unit 18 and 63 that were disturbed by painting or diseased. A motion was made to approve the expense and have this sod installed. The motion was seconded and approved. Jeff will contact Timberpine and schedule the work.

Other items in the landscape report that need attention will be prioritized as the HOA has budgeted for some of this potential expense. The primary issues to be addressed are as follows:

1. Utility box plantings. Some of these areas are not being maintained. Homeowners will be contacted and advised that these areas are not the responsibility of the Association. These areas are subject to removal unless a responsible homeowner advises the Board. Clean up will be determined based on the availability of funds and or volunteers.
2. Moat Rock. Rock in the moat area needs replenishing in areas as landscape fabric is showing. Timberpine bid to replenish is \$4,098.10. This item was addressed in the April Board meeting and a motion was approved to defer it. The motion stands.

DORMER/CABLE SIDING: Several units are in need of dormer/cable siding replacement. This is the area directly above the garage door which has the appearance of cedar shake. The Board agrees this exterior repair needs to be done in order to prevent further deterioration. The entire siding above the garage door needs to be replaced with a replacement cost estimated at \$2,000. An initial list of properties in question has been made and the Board will schedule a time to examine each property with an experienced contractor to better assess the

situation. The Board feels that homeowners need to be advised of this issue and of the anticipated special assessment as this is not a budgeted capital improvement.

PAINT ISSUES: Some of the units recently painted the past 2 years have blisters or the appearance of poor workmanship. Jeff states that the contractor is receptive to feedback and will contact him. The areas will be inspected and corrected.

ANNUAL MEETING: Jeff requested assistance to secure signatures for the Renewal of the Declaration of Covenants. Those participants at the meeting were able to sign the acknowledgement. Ron has the document and will work to secure signatures with the assistance from other Board members.

NEW AND UNFINISHED BUSINESS: There was no unfinished business.

ADJOURNMENT: A motion was made to adjourn the meeting. It was seconded and approved. The motion carried.

Respectfully Submitted

Steven K Schuchmann

Board Secretary