

Attendees:

- 1) Review of last month financials. **Approval by committee via email.**
 - a. **Review of budget TY 2024** / reserve projects for 2024: stairs (3) **(currently tabled)**, gutters replacement **(currently tabled)** – **Water Line replacement will take precedent, plan out schedule for project start in September. Walk-through will be schedule with Noland for August.**
 - i. Other projects: Striping and painting (HL Project), proposed for 9/21 for community event.
 - ii. Review of limited common area improvements is being emailed to Steve to get notices out to owners about maintenance needed on their responsible areas (i.e. back fences by lake, stairs, front garden areas)
 - b. Review of balconies project –update on schedule notes we are ahead of schedule by 4 months, funding was reviewed and approved to finalize all remaining replacements of balconies, **assessment fee for 2024 is priority and delinquent assessments/w liens from 2023. Final assessment payment was due 4/1.**
 - c. Reviewed delinquent assessment list and concurrent fees/interest being charged: legal action, legal fees paid by owner per CCRs/2-23-2023 Rules/Regs #14 will be moved forward with late notice letters
- 2) Onboarding project for new committee members: Andrew, Carter, Brenda developing (currently in progress)
- 3) RV Lot audit update: Sub-committee formed (Curt, Kaveh, Ivan), no new update at this time
- 4) Parking/Reserved parking stall update (Shane): Review parking violation procedures. Parking notices have increased with residents parking in Visitor spots. Notices are being placed on vehicles and ticketing will escalate for non-compliance?
- 5) Reviewed crime incidents in complex. Notice will go out in Quacker of issues to alert community to current issues, to stay diligent in observing strange behavior or visitors in complex. Call police immediately if concerns arise.
- 6) Review of upcoming garage sale July 13th, 8a-2p. Anna has volunteered to head up marketing throughout neighborhood, KSL, complex. Searching out vendor to do pick up of unwanted items.
- 7) Misc.
 - a. Bridge repairs are needed, **completed 6/12**
 - b. **Google Fiber, w/Comcast notification, security cameras:** getting bids to install electrical so cameras can be installed
 - c. Updates to rule/regs for 2024 – **(tabled)**
 - d. Insurance notice to community, deductible recommendations, etc. – Curt will present to community via HOA at a later date in July, TBD.
 - e. Small projects: plot map at entrance-(tabled), parking stall signage above snow-(tabled), concrete by dog park (tabled), Clubhouse interior (paint, pics, fixtures) (tabled)
 - f. Gutter replacements/repairs/cleaning: **completed until Fall with ongoing maintenance**

Approvals outside HOA meeting:

Approval by Board for May financials approved via email 6/20/24

Attendees:

- 1) Upcoming/remaining projects for the year:
 - a. water line discussion with attendees on current status, planned outages and community impact.
 - b. Garage sale July 13th from 8a-2p.
 - c. 9/21 community improvement day, will be seeking volunteers to work as a group that day for painting and small maintenance projects
 - d. Notified attendees that current application for FHA approval was denied. We have to submit additional documents and explanations on operating procedures and financial status and resubmit.

- 2) Community Items:
 - a. Request by attendee to place leash notice in Quacker again as this is being abused.
 - b. Request by owner to approve Common Area change form that was submitted.