

## 2022 Middletown Villa Annual Meeting Notes

9/27/2022 6:30 PM

- Reminded everyone that dues increase to \$200 a month starting Jan 1<sup>st</sup>, 2023. This will hopefully be the last increase for a good long while. Russell will make the change on anyone doing direct deposit himself, owners that pay with checks must remember to start paying the new rate.
- Russell got a quote for ~\$2500 to have the parking lot sealed and repainted. We will do this in the spring as long as we don't have any unexpected expenses come up. It would have been done this spring if not for the radon mitigation and roof down payment.
- Dryer vents need to be professionally cleaned and/or inspected once per year, and proof of this needs to be forwarded to Russell and/or the board. Failure to do so can result in fines.
- Russell will look into getting pressure washing done, especially in the foyers due to the milk spill in 12400. It may be a few months as we need to wait for our finances to rebuild a bit after paying to have the fallen tree cut up and removed.
- There was a report of birds nesting in shower/dryer vents on the 2<sup>nd</sup> floor. It is the owner's responsibility to have these cleaned. Report any affected units to the board and/or Russell so we can make sure owners are aware of the issue and working toward getting it resolved.
- There was a report of a black pickup truck parking in our lot for 30 minutes or an hour at a time during the day or night and the occupants are loitering and littering and possibly smoking weed. We have also had kids running up to units and kicking main and sliding glass doors and knocking on windows. I have a recent video of the kids and will be making a police report since it has not been a one-time thing. If anyone has any more images or video of either the kids or the truck or can provide any kind of identification, please forward them to me in the next few days. Please call the Middletown Police Non-Emergency number at 502-574-5471 the next time an incident happens as well so we can start having a record built.