

March 24, 2021

Attendees:

Mike Smith
Steve Obert
Matt and Michelle Tucker
Ron and Sue Batzel
Trevor and Holly Becker
Joe Flynn and Jill Suarez

For items discussed, please refer to the agenda/presentation.

Key Decisions:

1. New HOA Officers:

President: Trevor Becker

Treasurer: Ron Batzel

Vice President: Joe Flynn

1. Proposed Budget: Painting Back Fence, Concrete Repair, Retaining Wall East of Tuckers, Pest Control, Weed Control, Rain Gutter between Beckers and Joe/ Jill. **Capitol Reserve Study**

1. Flood Insurance:

Decision was to not purchase flood insurance at this time, however to seek quotes because we believe it's inexpensive.

1. Parking: Agreement Reached allowing each unit to park no more that one vehicle among the 6 open parking spaces. No specific spaces are assigned to specific units, so any space is open to any unit so long as not to exceed one space per unit.

2. Dues:

Decision was to maintain \$250/month.

Action Items:

1. Steve Obert to work on determining capital reserve requirements – obtain roof replacement and concrete estimates.
2. Holly Becker to move the HOA Bylaws and Covenants from .pdf to MS Word so we can edit as needed.
3. At midyear, we will need to solicit quotes for insurance again.
4. Jill to work with Manitou city parking office to receive “Winter Street Parking” passes and establish winter street parking zone separate from “Ruxton” parking.
5. Contact a handy man to re route rain gutter between Joe/Jill and Beckers. Problematic ice accumulation and concrete erosion
6. Dryer Vents- coordinate to have all units vents serviced at once for a reduced cost/ prevent fire danger- Should this be an annual/ bi annual requirement ?

7. Re- bid insurance prior to NOV
8. Do we actually own the back fence? Speak with city