Board Meeting

July 24th, 2023

Attendance

Board Members: Fred Doyle, Jennifer Berg, Jim Gallagher, Diane Gavic

Property Manager: Patrick Ganley

Bookkeeper: Penny Fleer

Owner/Members: Santiago E-3

1. President’s Report
	1. Owner’s Meeting is confirmed at the library for August 19th at 11:00 AM.
	2. Insurance Questionnaire was revised and completed and quote received of $31, 556. The document is ready to sign and Patrick will sign that as Property Manager.
	3. Fred will prepare a summary of the Owner’s survey for the Annual Meeting.
2. Property Manager’s Report.
	1. Board approved that the Property Manager has authority to authorize expenses up to $5000.
	2. General discussion of upcoming budget. Board will present a proposed budget of $116, 424 to the Owners for 2023-2024. This will require raising quarterly assessments to $1386 and the special assessment will remain at $600 per quarter. The Board will address contributions to the capital reserve account in the upcoming year.
	3. Irrigation is working efficiently after determining much work finding out where the problem area was. All zones are now working and watering is scheduled for 3 times per week.
	4. Turner Morris will be letting Patrick know when they will be starting on the deck rebuilds for the Owners that have contacted them.
	5. Asphalt patching and resealing will be starting this Thursday, July 27th and 28th. They will do the East side and then do the Westside. Patrick will notify the Owners.
3. The policies and Rules and Regulations were reviewed. Diane will inquire with the attorney to receive a more definitive answer about fees vs. interest. The Board will vote on the new policies, rules and regulations at the August 15th Board meeting and present to the members at the Annual meeting.
4. Closed Session. Board went into closed session for privacy to discuss the aging summary, which shows assessments that are in arrears.