

**From:** Lene Brushaber lenebr52@gmail.com  
**Subject:** Major Anderson Annual Homeowners Meeting May 9, 2020  
**Date:** May 14, 2020 at 8:27 AM  
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## **Major Anderson 2020 Annual Homeowners Meeting - via Zoom**

May 9, 2020

### **Attendees**

Bailia submitted a proxy (2310)

Brown (2510)

Brushaber (2420)

Bruton (2230)

Buxton (2400)

Franks / North (2220)

Gibbs (2500)

Harvey (2250)

Horn (2100)

Mauthe (2520)

McCoy (2300)

Wright (2210)

### **Financial review**

- New bookkeeper – Courtney Finn
- Expenses haven't really changed from 2020 – cable expense is gone
- Insurance is our biggest cost but in the last year we have done some work to drive down our rates
- Forecasting to put \$37k into reserves in 2021
- 2020 budget – insurance came down from the approved budget at last year's HOA meeting
- Reserve Study – current balance is \$33k – have spent ~\$4k for emergency roof repair this year

### **Summer Maintenance**

- Handyman comes out in the summer and sprays for weeds, removes cobwebs and other general clean up
- Snow plow driver will also move rocks back onto the main driveway. Expect to add rocks as well.
- Plan to repaint decks this summer. Once dates are set, we will notify homeowners as all deck furniture will need to be removed.
- Gutter cleaning is scheduled for this spring.
- Pipe freezing issues – supply line into units have been freezing (not bursting) and cutting off water supply to a unit. 2520 has experienced this twice this year and resolved by having a plumber come out and thaw the external pipe. One option is to re-route the downspouts between 2510 / 2520 to keep snow melt from running off over the buried line. The first occurrence of this issue (that the Board is aware of) coincides with the installation of the heat tape. The Board will have our gutter provider come out and give us an estimate to re-route the downspout and give an opinion on whether or not the run-off is impacting the supply line. The city covers the main trunk that runs up the driveway. Once the individual unit supply line cuts off, it's not the town's responsibility.
- Windows - <http://www.milgard.com/>

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#### **Board Election**

Jody Gibbs offered to take a seat on the board and Gerard graciously removed his name from nomination for VPs. The homeowners elected the following owners to the Board.

Board President – Carol Wright (will need added signing authority)

Jody Gibbs – Vice President

Secretary – Marlene Brushaber

Treasurer – Andy Brown

Member-at-large – Rodney North

#### **Next Board Meeting Dates**

Aug 8 (Sat) 9 am

Nov 14 (Sat) 9 am

Feb 13 (Sat) 9 am

May 8 (Sat) annual meeting

Respectfully,

Marlene Brushaber/Secretary