**Major Anderson HOA Board Meeting 2020 0216**

Feb 16, 2020 (via conference call)

Attendees:

Andy Brown

Marlene and Gerard Brushaber

Gary Haines

Carol Wright

Agenda:

* Reviewed 2020 year to date P&L - current expenses are in line with budget; no changes required
* Reviewed Reserve Account - current balance is $32k
* Annual Homeowners meeting is scheduled for May 9.  Time and location will be finalized and invitations sent by April 1.  The draft agenda for the annual meeting is as follows:
	+ Budget Review (2020) and Approval (2021)
	+ Reserve Study update
	+ Policies and Procedures - there are several items that state regulations suggestion every HOA have documented (e.g., procedures for handling late dues payments and reserve account planning).  The Board has received draft language from our attorneys and are working to customize them for our community.  We hope to distribute these before the annual meeting so homeowners can read, provide comment and be prepared to vote on final drafts at the annual meeting.
	+ Election of Board Members - several board positions are up for election this year (President, Treasure, VP and member at large).  Most of the current board members have served in various positions for many years now and are term limited out of re-election.  If you're interested serving as a board member, please let me know.
	+ Summer Maintenance plans - the Board is tentatively planning to repaint all decks this summer.  We will also discuss any other summer work (landscaping, rocks in driveway, etc.) that is planned.
* Bookkeeper - Paula Cox who has been our most excellent bookkeeper for many years is retiring.  The Board is currently interviewing for a new bookkeeper.  We will send out a notification once a decision has been made.  There should be no impact for individual homeowners - dues payments will still be sent to the same PO box as always.  Many, many thanks to Paula for all her hard work and dedicated through the years!
* Winter Maintenance - several orange Home Depot buckets with sand and shovels have been placed around the complex.  If you need sand to improve traction when the driveway gets icy, help your self.  If you see one of the buckets is getting low, please let Andy Brown or myself know and we will get additional sand.
* Deck request from homeowner - a homeowner has asked the board if they can, at their expense, replace the horizontal surfaces on their back deck with a Trex-like product.  The Board is considering this request and seeking input from our attorneys.  If this request is approved, it would be a 'test case' to determine how well these products work in our environment and to see if this is something the Board might consider in the future if / when decks need to be replaced.
* Heat Tape Reminder - the units in 2400 and 2500 buildings that have heat tape need to turn on their heat tape so that water damage won't occur in their unit or their neighbor's units.  Some units have turned on their heat tape but others have not.  We have had a substantial amount of snow in the last few weeks and there is a lot of snow sitting on the roofs of these two buildings.