
Board Meeting Minutes

March 21, 2019

Called to Order:

The meeting was called to order at 5:04 pm. Board members present were Susan Scott, Dan Sollee, Bob Jones, Susie Nulty and Jeanine Colburn. Steve Kouri from BSR was present. **Visiting Homeowners:** Barb Hinsdale, a new resident came by to introduce herself and meet the Board.

Approval of Prior Meeting Minutes: The January 2019 minutes were approved as amended. The February 2019 meeting was cancelled due to illnesses and schedule conflicts.

Treasurer's Report: See completed treasurer's report and financial statement online.

New Items:

1. Covenant update. The Woodbridge attorney is planning to consolidate our documents so they align with state regulations and are more easily read by homeowners. The point of contact for Aaron will be Susan Scott, who will in turn communicate with the rest of the board. Discussion revolved around the likelihood that policies or rules may have to be changed or updated as a result of this process. Steve wants to make sure our policies line up with our insurance coverage. The final document will require homeowner approval.
2. Asphalt re-topping of the road. Bob will meet with the owner of the asphalt company this week to review the task, get a cost estimate and schedule the project.
3. Hail damage painting. Premier Roofing will resume repair work and painting of exteriors starting in mid-April depending upon daytime temperatures. They have been contacted regarding some mismatched gutters.
4. Gaddie Electric reports there are about three shorts in the underground wiring, causing tripping of breakers. Once the ground is thawed, they will assess and repair.
5. Sewer scope inspection---should be done in the next two months. Arrow Plumbing and Heating will make arrangements with each homeowner to scope the sewer from the house into the main line. A letter will be sent to each homeowner. Homeowners who have had this task done within the past 5 years may opt out.
6. Security lighting. The Board discussed the possibility of adding lighting with motion detectors in key locations. This will be discussed with Gaddie Electric.
7. Deck repairs. Unit 99 is now complete and Dillon Penchoff of Cornerstone Inspection Services now knows what needs to be done to correct the problem. Dan and Dillon reviewed the rest of the decks and determined criteria for needed repairs as well as what will be needed. Eleven decks require immediate attention. This project will be covered by our reserves deck fund. The Board voted unanimously to complete the necessary work.
8. Bear Claw. The Board reviewed a recent Bear Claw proposal to replenish mulching. There was extensive mulching recommended and the Board agreed to hold the mulching until after other projects are completed. The Board also discussed concerns regarding snow removal. Bob will remind them that the entire entryway of each home should be shoveled and the snow should not be pushed to the edges of the entries as this results in melting and refreezing across the entries. We also want driveways and entries to be completely shoveled before the interior walkways are shoveled.

Old Business:

1. Earl of Lawn and Garden Care completed the retaining wall between units 74 and 76. Future retaining walls will be put on hold until our other projects are completed.
2. Lending library structure -- Brownie has agreed to do this project per our recommended dimensions. He has had knee surgery and will require another, so the Board agreed to wait for the library structure. Brownie has local friends who will provide backup for him for necessary light replacements during his recovery.
3. New Committee for long-term planning for siding replacement. This activity will be reviewed next month.
4. Ladders around the pump house. The owner will be reminded to come and get them.

Adjournment: The meeting was adjourned at 6:38 pm. The next Board meeting will be on Thursday, April 18 at 5:00 at Susie's house Unit 53.

Respectfully submitted,
Jeanine Colburn