

HOA BOARD MEETING 2/1/2022

MEETING MINUTES

PRESENT: Greg, Phil, Kookie, Karin, Donna

1. Finalize Executive Committee
 - a. President – Greg volunteered
 - b. Secretary – Karin volunteered to take minutes
 - c. Meeting Notices – Phil will fill in as needed
2. Painting
 - a. New bid status: 3-4 bids coming from Mid-Valley Painting (Karin), McGirr Paint Services (Karin), Paint Brush Services (Kookie)
 - b. Norm Brewers bid: was \$60K and is now \$200K +- due to the change in scope from just the backside to now both front and back, fascia, repairing wood damage & fascia, using a different color for trim & garage doors, and painting the back patios.
3. If over approved \$60K, do we need to call a special meeting to get HOA approval? Important that we get a contractor lined up for early spring.
4. Contracts:
 - a. Lawn Care: New bids? Include snow removal bids.
 - b. Kookie will ask Dan to submit a proposal for 2022-23 Snow Removal and review other
5. Donna Yoder updated the Board on late payees on dues: Board would like to see an automated way to pay dues, such as ACH. Donna will check into the cost for this and maybe we pass that charge onto Owners who wish to pay through ACH.
6. Capital Reserve Fund
 - c. Looked at Greg's spreadsheet on projects/budget and compared to reserve fund.
 - b. Recommendations for funding
 - i. Increase dues
 - ii. Usually dues are assessed based on governing docs, so we need to see how ours are assessed. (Item 19 in declarations)
 - iii. Allocation
 - iv. The paint bids will drive this
7. Homeowner Communication: Letter in April to update on the reserve study

8. Kookie mentioned that the new owner in 211 would like to be on the Board. (t.b. addressed during our next meeting).