

7:06 General meeting

1. Homeowners

Ruth Armbruster unit S143. She asked board members to introduce themselves

Ruth wanted to address the curb cut on building R. The curb cut that was done is not sufficient, Ruth states the current curb that the HOA installed not suitable. Ruth expressed that moving up the new ramp was to step to move up the ramp and balance anything she was carrying. She also asked when she could use the accessible parking space that was discussed with Sarah and Rick. She has been paying monthly for an inaccessible space. Ruth also requested curb ramps at the intersection of 1170 E and Graystone Way. It is unsafe to travel in the lane of traffic and has had close calls trying to stay to the side of the road and manage her service dog. She stated she would like access to the facilities she is paying for with her HOA fees.

2. There were no March Minutes to review

3. Sarah had nothing to report from the Executive Session

4. On-going Business

- a. Sarah asked if anyone was interested in serving as Board Treasurer. Josh Thomas volunteered and was approved unanimously. Rick asked that Board members become signers on the checking account. He will arrange for Sarah, Patrick and Josh to visit the bank and sign the paperwork.
- b. Website – Patrick and Ray Whyde asked for input about the new website. The board discussed adding a link for maintenance requests, so residents ensure they have made a requests. The board agreed that a calendar function was important as well as uploading HOA meeting agendas and minutes. Ray asked about a resident tab for residents to post questions about recommendations etc. Sam felt that a function like that should have and administrator which would be a full-time job and recommended against it. Patrick will look into a hosting site. We needed to post the names of the board member on the site. Ray can set up an email for each member under the new website domain. Rick and Steve indicated that they believe the existing system of residents leaving a message on the office voicemail is working and didn't see any reason the change the process have responded they do not want a ticketing system or email for maintenance.
- c. Lamps – Rick is still looking for a light that is the appropriate size.
- d. Pool resurfacing – Rick told the board that the project couldn't be completed before Memorial Day so it will be scheduled for the fall.
- e. Leasing Requests – E40 Kit Olpin's request to lease was approved.
- f. Assistive Animals – no new requests
- g. The board approved the March Financials

5. New Business

- a. Review of the Pool tabled the topic to the next meeting and Sarah asked members to review the rules.
- b. Sarah chose the skip item b.
- c. 2023 Budget – Sarah asked Earthworks to bring a draft of next year's budget so the board can begin the budgeting process.
- d. The board the purchase of two chrome books and to bring Wi-Fi to the clubhouse. Rick will check the original Google contract. Patrick will follow-up.

6. Project updates
 - a. Rick has received bids to repair and paint the south facing siding on Buildings U and V. The cost is \$1,750 for each for a total of \$3,500. Patrick made a motion to approve the expenditure, Sam seconded, and the board voted to approve.
 - b. Rick told the board that the clubhouse needed to have the gables and gutters repaired and he wanted to paint the building. The total cost is \$4,480. A motion was made and seconded and the board approved the expenditure.
 - c. Steve received a new bid for replacing the siding and gables on all building in the complex with cement board. The bid was \$690,000. He estimated a cost of \$3,920 per unit.
7. Round the Table – Sam would like the board to look into charging stations for electric vehicles. Sarah stated that the board needed to begin long-term financial planning to address pending infrastructure replacement. Rick wants the boards to address h door modification at R143. Josh stated that there are several doors the are out of compliance with rules and it should be addressed throughout the complex. Rick indicated that he is tired of “being the bad guy” when enforcing the rules and want help from the board.
8. Sarah will send out the rules and regulations in the next board packet for the members to review

Sarah adjourned the meeting at 8:29 pm