

**Minutes  
Board Meeting  
August 1, 2016**

Dave H. opened the meeting.

Cindy C. met with the board to discuss pictures and estimate she received from Nelson. Her stoop and first step has caused a large gap along the framework of the home. The estimate was \$1200 to repair the damage. The board further discussed the matter. Dave M. will contact Nelson and check what amount of the replacement is under the overhang and what is outside the overhang. According to the by-laws the stoop is the owner's responsibility and the remainder is the association's responsibility.

Kathy read the minutes. Minutes approved (Jim, Vikki).

Dan gave the treasurer's report. As of July 31, we have \$14,109.11 available in our checking account. Our insurance bill totaled \$5,465.82. To save money the association joined the Chamber of Commerce for \$295. The association saved \$300 and the insurance amount paid was \$4980.83. Report approved (Kathy, Vikki).

Recently the association has been in contact with 2 lawyers: Scholten/Fant and David Bowen. The board thought it best to choose one lawyer to do association work. Scholten/Fant did the work with Treeline Properties on Amendments 1 and 2 of the by-laws. Those who have done work with or know the work they have done, the board leaned toward Scholten/Fant.

Dave H. will contact 5/3 Bank for possibility of using line payment of dues.

The audit of the association has not taken place yet.

October 1 the new rate of \$125 for dues takes effect.

Heather, who requested to attend the Community association Legal Update in October, declined to attend the meetings, as the information can be received through another means.

A discussion of board members over email is not an effective means. Dave H. has asked Heather to put together a "chat room" approach to help the board and membership communicate better. One "room" for board only and one for all co-owners would be desired. The lawn issues caused confusion. Kathy suggested she would let the board know when she contacts lawn service and irrigation people.

There is not a good way to deal with critters as deer, rabbits, chipmunks and gophers.

Past minutes need to be posted to website.

Recommendation was made to provide board members with a copy of the contracts prior to vote.

Sprinkler system needs 2 people to be able to operate the sprinkler system. Kathy will teach Jim the process.

Due to the hot summer, weeds have grown very well. Jim will contact Perma Green about dealing with the weed issue and feed for the lawn.

Kathy presented 2 issues with the new owner, Mary F. about the window issue above the garage and the fact she does not have a working door bell. The association is not responsible for those issues.

Cathie V. asked about the tannin problem. Kathy has purchased the rust remover and will spray the buildings, mailboxes, sidewalks, and driveways.

Cathie V. also asked about the mold on the shed, Danny's and Tag's condos. Vikki had already talked to Tag about using her power wash.

Kathy presented a lease information form for owners to complete and send to the board.

Submitted by secretary,  
Kathy Olthof