

Meeting called to order at 7:03 PM

March 27, 2019 Minutes approved as submitted.

Present: Leslie Douwes, Artie Desio, Stan Lehrer, David Weiner, Connie Dugan (via phone) and Karen Jahn (HMS)

Financial Report: Condo has approx.. \$5,000/unit at this time. Projects will begin shortly which will lower this per unit amount. City Carting is increasing by 4.5% on May 1, 2019. The 2018 Audited Financials should be ready to be sent out with the Notice of Annual Meeting. Connie Dugan (Treasurer) is looking into moving some reserve funds into CD's for a better rate of return.

Maintenance Report: Manor Paving has called in 392-95 and 367 A/B for utility marking prior to beginning work. 367 A/B will be investigated as to why asphalt was left high (boulder?) Carport cluster will be on hold while 367 issue is investigated. Additional path light conduit will be looked into as well with Mr. Mike Electric. The concrete pad at 395A will also be addressed by Manor; 50% deposit payment can be released to Manor. Unit 378B partial roof replacement is substantially completed. Unit 370B- back needs to be inspected by Cedar Ridge for possible partial shingle replacement. Unit 389B- 2 invoices (\$1288 from Angel's Painting and \$132 from MidCounty Electric) were dropped off by unit owner at HMS; unit owner hasn't returned property manager's call; Karen will call again. Unit 370D- LR and garage ceiling and window area—will proceed.

Landscaping Report: Planting list is prepared but needs some more detail added before being sent out to bid. The list will be sent to several vendors. If unit owners have any requests for landscaping, they should email Leslie Douwes and/or Karen Jahn. Salem Landscaping's contract is up for renewal this summer and we are awaiting a copy of their proposal. Discussion of Salem's performance. Artie Desio suggested that Kurt Guldán, Salem's owner, be on site to supervise. Leslie Douwes asked for volunteers to shop for a new landscaper; there were no volunteers.

New Business: Annual meeting is scheduled for June 26. A request for candidates will go out shortly.

Resident Q & A:

Several questions about upcoming paving work were answered. After some discussion, it was decided to get a price on mulching planting beds. Pool stickers were distributed to cluster captains in attendance.

Open meeting adjourned at 8:15.

April 24 executive session.

Unit 378B was discussed. Letter dated April 16, 2019 was received from unit owner requesting reimbursement. The board decision was to not reimburse this unit owner for the requested amount of \$3500.