

DIVISION 7 CONDOMINIUM HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
Thursday, January 19, 2017

Regular Meeting

President Steve Lavelly called the meeting to order at 9:30 a.m.

Board Members present: Steve Lavelly, Cal Murphy, Dawn Kerns, Lloyd Hightower via phone, and Teresa Knapp-Streeter.

Guests present: Patti De Vogler, Joel Ogden, and Kitty Hawks.

Approval of Minutes

The Thursday, November 17, 2016 minutes were approved.

Treasurer's Report

Ray Christiansen was unable to attend. Steve Lavelly distributed the budget documents via email. The Board reviewed The December 2016 Profit & Loss, and the Balance Sheet as of December 31, 2016. The Treasurer's report was approved.

Steve noted that three units still have dues in arrears.

Maintenance & Architect Report

Mike Mowatt provided the following report:

1. Unit 134 A and B: The deck replacement was completed at a cost of \$21,000 as originally bid with the addition of \$2000 to rebuild the partition wall which was structurally failing.
Unit 156 C: Brad Buscher has begun work on the deck replacement.
2. Window replacements are on order for units 134A and 156C. Windows and a skylight in 137B are being evaluated for repair or replacement.
3. Unit 161: Campbell Roofing made repairs to the roof at a cost of \$565 in December. This repair was stretched out over several weeks because of the difficulty in finding a local roofing contractor who is responsive, bonded, and licensed.

4. Steve Carr performed no work for us during December because of the weather.

Unit 121D – The new roof was completed January 18, 2017 by Campbell Roofing at a cost of \$6,400. We were unable to obtain a second bid for this project. Lloyd Hightower moved that the Condo Association pay the single bid in full as an exception to our two bid process; Dawn Kerns seconded the motion. The motion passed unanimously.

Lloyd Hightower mentioned that Fall 2018 is the date for the second round of roof replacements to begin, and he will review the roof reserve to make sure the funds are available.

Units 147 and 149: the driveway replacement has been postponed until spring. Steve Lavelly noted that the funds for this have been carried over to 2017, but are a part of 2016 expenses.

Landscaping Report

Cal Murphy reported that the landscaper will complete trimming and cutting back bushes this week, except for Building 117. Any unit owners with questions or concerns about the bush trimming at your unit, please contact Cal so your concerns can be addressed.

The barking will commence as soon as weather permits.

There are about a half dozen plants that will be put in during barking to replace plants that had to be removed.

Unit 125B: There was a broken sprinkler water pipe; the valve was turned off and the pipe will be repaired in the spring when the sprinklers are reactivated.

Units 142 D and 148A: The tree was removed and some brush cleaned up. The owners paid for the cost as bid. The actual cost was a little bit over the bid and Cal authorized the condo association to pay the remaining cost as the cleanup benefits our property as a whole.

Unit 155: A resident slipped and fell outside the unit. The landscapers discovered him and called 911. There have been no repercussions over this incident at this time.

Insurance Report

Dawn Kerns contacted the insurance company. They will be sending her a renewal packet in the next few weeks. They say there will be a 3-5% increase in our premiums. The insurance renews in March, 2017.

Committee Reports

Emergency Preparedness Committee – Joel Ogden would like to remind us to check our SLOA letter, where they were asking for donations to fund our Community Response Emergency Training.

Joel also asked about draining sprinkler system in the winter. Cal will check on this issue.

Monday, February 6, 2016 at 6:00 p.m. there will be a Map Your Neighborhood meeting at The Gathering Place. This will be posted on the website.

Old Business

Steve Lavelly reported back on the idea for a community bulletin board. We are going to try a Community Bulletin Board on our website, with two people from our members reviewing submissions and forwarding them on to be posted.

New Business

Cal Murphy and Steve Lavelly will talk with the owners on the units with fees still in arrears.

Due to upcoming personal business, Ray Christiansen will move to the position of Board Member at Large. Teresa Knapp-Streeter will act as Secretary/Treasurer, as allowed by our By Laws, picking up the Treasurer's duties, until Ray is able to resume the Treasurer position.

Owner's comments

Patti DeVogler thinks that the leak in her roof is fixed. She did call a company to come in and inspect for mold. They came this morning, and will send her a full report via email, which she will share with Mike Mowatt.

Kitty Hawks expressed appreciation for the Boards' efforts to improve communication and mentioned Next Door as another way to stay abreast of events in the community. Kitty asked that we add the time of the board meetings to the website; we will double check to make sure the time is included.

Kitty also mentioned we need to keep reminding ourselves as unit owners that the land belongs to the association as a whole, and would like to see a landscaping committee that could focus on attractive, low-cost and drought resistant plants. After discussion, Steve Lavelly volunteered to chair such a committee. He has a small list of people who have expressed an interest in serving on a landscaping committee. If you are interested, please contact Steve to let him know.

Next Meeting

The next regular board meeting is scheduled for February 16, 2017 at 9:30 a.m.

Adjournment

The meeting was adjourned at approximately 11:00 a.m. The next Board Meeting will be on Thursday, February 16, 2017 at 9:30 a.m.

Respectfully submitted,

Teresa Knapp-Streeter
Secretary