

Heatherwood Condo Association
Board of Directors meeting minutes
June 17, 2019

Board Members: Luis Alarcon, Dave Patera, Deb Wilson, Alan Knaus, Terrie Fanelli

Kramer-Triad: Chris Hancock

Co-owner:

*absent

- I. Call to order: 5:33 p.m.
- II. Approve Agenda, motion by Dave to approve agenda, Alan seconded.
- III. Co-owner forum
 - a. Anita McDermott, 1423 Millbrook Trail, had questions on balcony project.
 - b. Sue Brown, building 15, porch done, but in the front yard they took out 2 bushes and lawn, when will it be repaired. Chris said he's working with A&H to get it replaced. Waiting for proposal. She would like it done soon as she has kids that play there.
- IV. Approval of minutes
 - a. Feb. 18, 2019 (not received)
 - b. May 20, 2019 Motion by Dave to approve, seconded by Luis.
- V. Monthly Board votes
 - a. Dave had a question on the vote to sue for collections. He wanted to know how much is owed versus amounts of fees. Dave motioned to ratify that motion and Deb seconded.
- VI. Board and committee Reports:
 - a. Secretary report: Deb is working on feedback form for website.
 - b. Treasurer Report: Alan wanted to know if power wash still happening. It supposed to start with siding cleaning this month. Power wash date in the air, it may start this month but will finish in July and will bill then.
 - c. Landscaping: Terrie walked building 1 isn't totally happy with it. Brandon will make proposal to come up with different color stones. She wants the two entrance sides to look similar, now they do not. One building got edged by mistake, A&H mulched it to fix it.
- VII. Management Report
 - a. Annual calendar:
 - i. Annual fire suppression inspection in July.
 - ii. Carpet cleaning of interior hallways was completed.
 - b. Financials
 - i. Alan expressed concern for the bill-out rate KT charges for maintenance work. Chris will look for another server to do the general clean up activities.
 1. Alan also wants to meet with KT directory to discuss this rate.
 - c. Modification Request Report:
 - i. 1423 MB porch enclosure, difference is the sliding door. Motion to approve with condition that exterior match the current siding colors. Alan made this motion, Luis seconded, board approved.
 - d. Open work orders:

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- i. Power washing and work related to the porches and drainage that Majestic will be doing.
 - ii. Board also noted multiple areas of siding damage through complex, assigned repairs to Kearns Brothers.
 - iii. Board noted the lights at the entrance sign are pointing up instead at the sign. KT will have this repaired.
 - e. Open Projects:
 - i. Balconies to start this week, should take a month. Then drainage will start and that will take about 6 weeks to complete.
 - ii. Bylaw amendment: to go out to co-owners next month.
 - iii. Power washing to start this month and finish in July.
- VIII. New Business
 - a. 1381 MB landscape concerns: Co-owner complained about it. Brandon outlines the 2 areas, both of these areas have plants that are invasion, only way to get rid of them is to tear it out and plant new. One is the resident did landscaping and gave up on it. But both beds are association's responsibility.
 - i. There was a proposal to correct these areas for \$1676. It is in the budget and can be done without using all of it
 - ii. Deb motioned to go ahead and do the work. Luis seconded it. Board approved. Terri and Alan abstained.
 - b. Speed bumps: Terrie would like one near building 16 on Millbrook as people are speeding around that blind curve. Note: speed limit is 15 mph on the complex. Chris will look at getting a temp one for that location.
 - c. Luis asked that lights on entrance sign be corrected to aim at sign again.
 - d. Board is interested in soliciting feedback. Deb will create a feedback form for the website.
- IX. Old Business:
 - a. Trash & Recycling: Chris spoke with Stevens, we can do enclosed recycling container and they will only pick that up instead of open one. They don't sell them, people would have to get their own.
 - i. Board approved the letter, to get covered recycling bin at co-owner expenses and 2 weeks after notification, not to pick up the old open ones.
- X. Adjournment: Deb motioned to adjourn to exe session, Luis seconded. 7 p.m.