

A Special Pre-Annual Homeowners Meeting was held on August 19, 2021. At the home of Barb Nelson at 6:30pm. In attendance was Donna Loux, president, Barb Nelson, treasurer, Ann Law, secretary. Cheryl Smith, Don Zickefoose, Mike Whitley, and Kolleen Dahl attended the meeting because they have volunteered to be on the board.

The meeting was brought to order by Donna Loux and seconded the motion by Barb Nelson.

All in attendance introduced themselves. All were welcomed to the meeting. The By-Laws state there can only be 5 members on the board. It was discussed that Mike Whitley, Kolleen Dahl, and Don Zickefoose would discuss between themselves on who would serve on the board, as Cheryl Smith had volunteered first. Once the determination is made, they were to notify Ann Law, secretary.

Cheryl Smith had several questions about why the roof assessment was so high. She suggested we have smaller and more assessments. She inquired if we could possibly not do the garages and just do the condos.

Kolleen Dahl inquired if the roof damage was turned over to insurance at any time? It had not been turned into the insurance due to the fact there had not been any damage. The repair needed is due to age.

Cheryl Smith asked if the assessment was set in stone and Donna Loux replied yes, it is set. Donna Loux explained how we arrived at the figure of the assessment. Barb Nelson passed around the estimate we had gotten with the dollar amounts, for each condo and the different sized garages, to try to help with how we arrived at our assessment amount.

Mike Whitley, Kolleen Dahl, and Donna Loux handed in proxies for the annual meeting.

Don Zickefoose questioned why we received the financials from Steve Gulling and hadn't received them before? Explained no one had requested them.

Cheryl Smith stated why didn't we have a meeting to discuss assessments? We explained this is the boards duties and many hours were spent going over figures to come up with the final assessment amount and four different options for method of payment.

Mike Whitley stated they would like to see two more estimates instead of using just one. Kolleen Dahl was in agreement with Mike Whitley, that with having three estimates we could combine them and have averaged them to come to a special assessment amount. Kolleen Dahl asked if this included clean up. Donna Loux said yes.

Don Zickefoose requested a paper copy of the By-Laws, Covenances, and Rules and Regulations. He was then advised that they were available on the property manager's website.

Barb Nelson brought up a picture of the sign that was sent by the property manager. To see if we would want them purchased and installed. Mike Whitley stated we shouldn't spend money on signs right now.

Ann Law stated she sent out a questionnaire on how many residents had satellites on the roof, that will need to be taken down before roofing does begin. This will have to be done at the homeowner's expense. Also, when the roofs are completed, the Declarations do state that nothing is to be attached to the roof.

Kolleen Dahl brought to the board's attention that the address for the principal office is incorrect in the by-laws. This will be corrected. Kolleen Dahl also questioned how the property manager was paid? Barb Nelson explained the association pays the property manager \$16 per homeowner unit per month. The board also added that we felt that was very reasonable.

Don Zickefoose brought the fact that things were fixed on garage doors. His concern was no one notified the home owners at 1655, that anyone would be working on the garages. Ann Law explained the property manager is notified of things that needed to be repaired and puts in a request into the vendors. The property manager is not always informed on when the vendor will be doing the repairs. The property manager is then informed when the repairs are complete.

Don Zickefoose questioned why the snow removal was so high? Mike Whitley did a great job on explaining, what goes into making up the cost and how it is calculated.

Donna Loux made a motion to adjourn the meeting at 8:00pm. Barb Nelson seconded the motion.