

23.09.19 Minutes of Open Board Meeting

Call to Order: Meeting was called to order at 6:28 PM by Bill Cave. Board members present were Bill Cave, Maureen Abbey, and Jane Trotter, and Bill O'Connell. Also present was onsite manager Linda Simmons.

July 2023 Financial Report: Maureen Abbey reviewed the financial report for August 2023. The August financial report will be available in the September 2023 Newsletter. Maureen reported that we have collected \$108,606 from insurance assessment billing – a total of 113 homes (75%) have paid their assessments in full, 13 homes (8.5%) have begun paying on installments, and 25 homes (16.5%) have not yet responded.

Roof Replacement / Repair: Linda Simmons reported that as of this date, 1 building is still needing a roof replacement, while 4 buildings are still waiting for repairs. After these are completed, the roofing company will be working on installing necessary vents and painting.

Insurance Task Force: Bill O'Connell will head up the insurance task force committee. Anyone interested in joining should contact him.

Grounds: Currently taking inventory of trees that need to be removed/replaced.

Clubhouse: Linda Simmons reported that our August 2023 income was \$1,450; YTD is \$10,263.

Pool: Maureen Abbey reported that the pool will be open into October, weather permitting.

Dog Park: Bill C. reported that the dog park fence damage was not covered by insurance. Repairs are "on hold" at the moment and any improvements will not take place until next year.

New Business: Bill Cave reported the budget process for 2024 will be put together in Oct/Nov 2023 and available for review by December 2023.

Floor Opened to Residents: Residents wanted to know what the roofing assessment would be and when it would be due. Bill answered that the assessment would be somewhere between \$800 - \$1000 per unit and there would be an option for installment payments. The exact amount and invoicing date are still TBD.

Meeting Adjournment: Motion to adjourn by Maureen Abbey, and Bill O'Connell seconded. Meeting was adjourned at 6:52 PM by unanimous consent.

Respectfully Submitted by Jane Trotter