

Realty One LYC Board Meeting 4/7/22

Attendees: Forrest, Cindy, Dan, Detlef, Kathleen, Marilyn L.

Marilyn L. called the meeting to order. Detlef seconded it.

We approved Detlef's review of his informal notes of the last meeting.

FINANCIALS

Our collection of funds is going well and we're in good standing financially.

Our loan for 6850's wall replacement is paid off.

Insurance and water rates have substantially increased.

OLD BUSINESS

Detlef reported the landings, siding, and pavement repairs are finished.

Marilyn reported that all three building sprinkler systems have been repaired. There's a question about the primary call box repair. Has it been completed? It's not known for sure. Forrest will check with Genevieve about if that specific repair was completed.

:NEW BUSINESS

Cindy suggested we power wash all the buildings to help deter the swallows nesting. Detlef will check with Sam to see if his company can do power washes. Detlef motioned that we do it. Cindy seconded it. We all agreed.

Marilyn said 6840 needs exterior light bulb replacements. Detlef suggested everyone can change their own bulbs, but Kathleen brought up the issue of liability for common areas. So we agreed that bonded and insured workman should do the lighting replacements and repairs. Detlef will check with Sam to see if his company is available to do the that work as well, Forrest said he uses Radiant Lighting for other complexes, so if Sam doesn't work out, we can use them.

Detlef said Terry and Lynette, homeowners at 6840, are planning to get paint to put yellow stripes on the step edges in 6840 stairwells.

Detlef asked the board if they would be interested in contributing to Yacht One's patrol of the circle area. There was no hard opposition, but board members wanted more information about the patrols, frequency, cost, active authority and such. Detlef said he would get the details and report them to us.

Marilyn brought up our need for our circle to be mowed as a step of fire mitigation. Non-residents often go to that area and smoke marijuana. The tall prairie grass, dried out trees, and high winds create a fire hazard. Detlef proposed we get that area mowed by our landscapers. Cindy seconded it. We said yes to the motion. Forrest will notify our landscapers to come take care of it.

Dan suggested we may need additional signage for the circle area. Detlef said he'd take a photo of the already existing signage and send it to him.

Detlef suggested we need to start a savings plan for upcoming major projects. Kathleen said that's known as a reserve study. She will research to discover what the components of a reserve study are and report back to us. Marilyn suggested a property walk through by the board.

Kathleen suggested we look at the feasibility of turning the unused dumpster area at 6840 into a shed to store property supplies.

Detlef has concerns that our property is being encroached upon from the East by neighborhood homeowners. He suggested a survey be taken. We have survey numbers already in existence, we just don't know how to read them. Marilyn will call the county to see if they can come and reaffirm our boundary lines by our current survey coordinates. Forrest said there should be a nail in a post or a upright marker on the ground that's the lynch pin for the survey.

Detlef adjourned the meeting.

OPEN ISSUES