

Sunday, June 12, 2022

## **April Board Meeting (4/14/2022) 10 am**

Members Present: Quorum met

Bill Himaras

Jenny stamper

Debra Malloy

Donna Rubble

Bud Long

Justin LaFountain

Brett Bond

Approval of minutes that were read by Brett from January Annual meeting Bud moved the acceptance and Justin seconded - all approved

Old Business:

- West side drive sink hole has been repaired
- East side drive repair - standing water. We are holding back 10% of the 13k until the county has approved the repairs
- Building A & B have water we are still waiting for the foundation to be fixed and gutters dilemma
- It will take 8-10K to repair outside and units with mold
- Check to see if we have a retired engineer living here that can help come up with a good way to fix the water run off to drain away from buildings - we need an expert
- Laundry room has mold and water damage
- Unit B204 had their drywall done for \$1700 over our estimate and we will not be paying for her cost as she would not work with Brett and the time frame we offered
- Security camera have all been relocated per county for the elevators

- F building control panel to elevator was beeping and has been reset. Our annual inspection is due again in August
- D building elevator was fixed
- H building elevator was rest and is running ok
- Brett need to check the thermostats in the machine rooms
- Lamp post blocks driveway at west entrance we received an estimate from Earthcare of 16k for light outsourcing. There is no power on East drive and we need to ask Casa Grande what they did to boar underground to run power. Once we have established power source we can get this finished before winter.
- Lobbies in A & B buildings need repair and replacement of tile and baseboards along with fresh paint. We received an estimate of 97k to get this work done and another for 52k it was brought up about Scott doing this work and we hire outside contractor to clean lobbies and pool bathrooms. This motion for cleaning was made by Donna and was seconded. Justin seconded and motion was carried. We need to give Scott a deadline for the renovation in the lobbies.
- Walkways are still not painted and excuse was made that rain and wet checks held Scott up. This was planned 8 weeks ago and needs to be completed by end of April.
- Sprinklers are fixes
- Tiki huts are to be re-thatched y end of April.
- Water leaks have been fixed (tub drains) in various units
- Exit signs have been replaced

#### New business:

- We need 3 individuals for a fine committee
  - unapproved construction
  - Air B&Bs (5 day rentals)
  - Pet rules - must have an ESA permit
  - Noise compliance
- Phosphate treatment of pool needs scheduled prior to end of April
- Debbie is our web side admin and we need to email her any news we have.

- Brett needs to update the ARC and lease applications on the website
- Audit: awaiting an answer from accounting firm
- Concrete reviews of all 8 buildings was done - priority is concrete restoration
- Expansion joints in building A & B were stuccoed over and need to be fixed
- Building F&G corner and end posted are sinking especially the stairs. Once all areas have been identified Brett will send the information to the concrete company to get it fixed - stair railings will be repaired/replaced at the same time by in house project consisting of Bill, Brett and Scott
- Proposals for painting are in and to be completed next year. We budgeted 125k and the quote is for 121k
- Bids are in for the seal coat for our driveways. It lasts 2-3 years. We have 12k in reserve and cost is 26-27k therefore we need to revamp our reserve allocations.
- House rules have been ratified and sent to our website Donna agreed to take it under her wing.
- Social Committee: great events this last season - Kuddos
- Ideas for this summer: croquet, corn hole, fenced in dog walk, buy a Rubbermaid container like one at pool only larger to accommodate the sports equipment so they won't get stolen.

Meeting adjourned at 11:40 am

Respectfully submitted:

Jenny Stamper