

## Board Minutes---April 20, 2015

**Called to Order:** Jerry Montalbano, Vice President, Acting Chair 1:40pm

**Roll Call:** Present: Jerry Montalbano, Joe Young, Mary Wilkinson

Absent: Al Bingham, Scott McDonald

**Treasurer's Report:** Joe Young

Debit Card Acct \$768.23	General Fund Acct \$142,901.91	Reserve Acct
\$87,519.84		

### **Old Business:**

**Pump:** The repaired pump at P-St. lift station will be installed just after May 1<sup>st</sup>.

### **New Business:**

**Pool Water Heater:** The pool water heater went out April 9<sup>th</sup>. New caretaker disassembled and found heavy soot clogging heat exchanger. Maintenance appeared neglected. Safety switch burnt out. Cleaning and part replacement completed by new caretaker. Subsequently, unit quit again. Pool Doctor now conferring with Caretaker for additional problem solving.

**Heat Pump:** One of two heat pumps that furnish air & heat to building had Solenoid over-heating. Caretaker disconnected. A-1 heating to be contacted by Mary.

**Respirator:** Caretaker had requested respirator for use for chemical applications. It didn't arrive, so Jerry requested he bring his own so storage lot weed spraying can be done as soon as possible.

**Plans & Plats:** Located numerous documents. Mary to review with Caretaker and see that he is provided copies of pertinent ones that indicate water, sewer, electrical lines, etc.

**City Planning Committee:** Joe & Mary received invitation to participate in City committee to study possible bike and pedestrian paths throughout city. Mary declined as LTRV keeps her pretty active. Jerry & Joe show interest in what City has in mind and will try to co-ordinate for those meeting dates. Rest of Board was forwarded the invitation.

**Lg. Rocks Common Area:** Large rocks P-St common area will be re-located back to river bank where they are needed for erosion efforts.

**Caretaker Residence:** Inspection of Caretaker Residence indicates many years of neglect. The Board has authorized numerous repairs, including repair and painting of exterior and repair or replacement of garage door. Two quotes to be obtained for the painting project with Caretaker to do repairs. Garage door panel was not replaceable, so new door quotes to also be obtained.

**Security System/WiFi:** Our Security System is up and running. However, at this time there is no access to WI-FI.

**Storage Bin Repairs:** The Yard Debris Storage Bin did not fare well this winter. Repairs are needed. It is to be emptied and covered until that repair can be completed. Yard debris is to be put to right of bin until repairs are made. Regular dumpsters are not to be used.

**Sewer Caps:** Lot owner has reported to Board that many locations in park have exposed sewer connections. Board will inspect and notify lot owners that appropriate caps need to be in place when not in use. Health & Safety issue as well as possible contamination of lines with foreign objects.

**Meeting Adjourned:** Jerry Montalbano, Vice President 2:45pm Respectfully submitted: Mary Wilkinson, secretary