

Third Phase Parcel 10

Board of Directors Meeting

May 12, 2022

10:00 am- Zoom

1. MEETING CALLED TO ORDER: Meeting called to order at 10:03am. In attendance were-Len DelPino, Deb Sundve, Bill Macauley and Tom Kiernan. Tracy Holstad represented Metro Property Services.
2. ESTABLISH QUOURM: Quorum was established with 4 Board members present.
3. APPROVAL OF THE APRIL 2022 BOARD MEETING MINUTES: Bill Macauley motioned to approve the April Meeting minutes Tom Kiernan seconded, discussion, approved.
4. APRIL 2022 FINANCIALS: Bill Macauley reported approving the April Financial's in the June 2022 BOD Meeting due to missing documents. Bill reported Operating YTD Summary. Board Approved March Financials.
5. STREETS: Len asked Deb on any updates? Deb explained no current updates. Len mentioned a message from Gary-not to move further with contract and will get a better assessment in the Fall, then make arrangements to finish. There is still 2-3 years life span of the roads and there is a plan in place with the reserves in the future, should finish the streets without requiring an assessment. It will be brought up at AGM.
6. POOL: Ron Myhre absent. Deb reported the heater pump does not want to turn off on its own. Cool Runnings serviced it in September last year. Len stated Mark Schumacher to check it out when here. Tracy Holstad to also contact Cool Runnings and get with Deb to schedule. Follow with the Board for results. Len discussed Arturo has been washing down the pool deck weekly and he is working out well. Everything else is good.
7. GROUNDS/LANDSCAPE: Deb reported that people are complaining about the grass. She explained it is that time of year. Tom is corresponding with George, he received a letter regarding Arturo. On May 9th Arturo mowed only front yards he was doing sprinklers all afternoon. Arturo was suppose to install new valve where the cone is and it is still there. \$475 irrigation repairs spent and Arturo has too much going on at the same cost. Len asked Deb to meet with Arturo. Tom is going to forward the letter from George to Deb so she can discuss with George. There are still many flags and home owners upset. Bill mentioned Arturo is keeping the same charges along with more tasks.
8. TREES: Ron absent. Deb had nothing to report. Tracy Reported she contacted Turf and Trees to schedule the palm tree trimming.
9. BUILDINGS: Discussion of pressure washer purchased for home owners only. Instead of painting right now use the pressure washer and it works great. To paint cost is too high, cleaning is highly suggested. Have a bucket of stucco for patches also have a sprayer the home owners may use for touch up paint.
10. ROOFS: Len Delpino still getting bids and working with Mark Worth to send update.
11. CEILINGS: Mark Chillers done.
12. RODENTS: No sightings or comments from home owners on roof rats. Home owner Mary mentioned she did not see pest control last month, Deb also stated she did not get a business

card from the technician like agreed after servicing the community. Tracy to contact pest control and schedule a conference call with Deb.

13. PRESIDENT COUNCIL: Deb to attend meeting Monday May 16th.

14. OVERDUE ACCOUNTS/MANAGEMENT REPORTS AND ISSUES: Tracy Holstad reported on Management Report. Action items were as follows;

- Collection of Home Owner Insurance-send another bulk email/drop off at Deb's house if need be.
- Correspondence with Turf and Trees for Palm tree trimming
- Receipt reimbursement's
- Scheduled Zoom for BOD Meeting

OLD BUSINESS:

15. NEW BUSINESS:

- a. Bill Macauley discussed they hired the same company from 2016 for the Reserve Fund Studies. The cost was \$900 up front and he had budgeted \$1,000. It is 90% done and getting the draft copy. The final will come after they receive full payment. They are trying to minimize doing assessments to Home owners and maintain the Reserve fund. He mentioned we are well positioned for future and 96% fully funded. Bill Thanked the Board, due to their consistent help also well positioned. It includes some big expenditures over the next 30 years.
- b. Tracy to continue collecting home owners insurance.
- c. Palm tree trimming contract signed for Turf and Trees. Waiting for schedule.

16. BOARD MEETING DATES: June 9th, 2022 10:00am Via Zoom

17. ADJOURNMENT: Meeting adjourned at 11:08 am.

Meeting minutes respectfully submitted by Tracy Holstad, Metro Property Services.