

RED CEDAR BOARD MEETING

JANUARY 17, 2024

AGENDA

- I. Call meeting to order: Pres. C. Kzeski
 - A. Time: 12:40 pm
 - B. Officers present: F. Fortier, B. Shilliing, S. Spangler, E. Omar
- II. Announcements:
 - A. New Members?
 - a. Connie Thering was recognized and welcomed
 - b. No other new members
 - B. Kent Hall has moved to Marquette
 - a. New owner is named Jill
 - b. Has friends with members
- III. OLD BUSINESS
 - A. Flyer Box for newsletters has been installed on post by bulletin board.
 - B. Garage lights: Frank Fortier replaced many of the lights in the neighborhood and will continue to replace the remainder when the ordered bulbs arrive. Pres. Indicated the new bulbs just arrived.
 - C. Cost savings measures: (In addition to the ones the Assoc. will not pay for any longer)
 1. Fertilization reduced from 5 times to 2
 2. Spraying spruce trees reduced from 3 times to 2
 3. Adjustments to inspection of back flow valves of irrigation system for cost savings
 4. Recycling is resident responsibility
 - a. Can recycle for free at Transfer Station
 - b. Can recycle for free at other location
- IV. MGMT / FINANCIAL REPORT:
 - A. Stacy/Kelli summarized financial state
 - B. Handed out copies and reviewed
- V. NEW BUSINESS
 - A. Boilers and Furnaces
 - A. Boilers and 10 furnaces done in 2023
 - B. Every furnace done every three years at RCC Cost
 - C. Myers is making three calls of notification
 - D. Not responding to three calls is causing a problem

- E. The board will discuss and develop a plan to move forward with those who do NOT call Myers back after receiving 3 calls.
 - A. Will it be RCC's responsibility to maintain these furnaces if the resident doesn't respond?
 - B. Will it be the resident's responsibility to maintain the furnace if they do not respond.
 - C. Our boilers and furnaces MUST be maintained

B. Roof repair

- A. 2 roofs done in 2023
- B. Assessment of all roofs prior to spring 2024
- C. 5 point rating scale
- D. Repairs as needed

C. Special Assessment

- A. The money from the SA goes into the general fund
 - A. Every month these funds are identified and moved to the reserve
- B. Special Assessment Due Date Program
 - A. \$2000 Special Assessment Due by end of 2025 as follows:
 - B. 1/4th (\$500) or 6 monthly payments due June 15, 2024
 - C. Additional quarterly payments due:
 - a. December 15, 2024
 - b. June 15, 2025
 - c. December 15, 2025
 - d. Failure to make payments will result in a \$25 late fee for every month SA payment is not made and are past due
 - D. Moved by Frank to accept this
 - E. Seconded by Emmitt
 - F. Unanimous support, motion passed
 - G. Advance payments may be made at any time and are appreciated

VI. OPEN FORUM

A. Why spray spruce trees

- 1. Disease
- 2. Insects
- 3. Trees sprayed in front of residences

B. Grub treatment

- 1. Can we treat our own
- 2. Yes if you report materials used
- 3. Provide an MSDS sheet to board

4. Submit Plan
5. Use Moth Balls
6. Use chewing gum

a. Special assessment

a. Why not done over longer period?

- i. Need money now
- ii. It was lengthened from 1 year to two
- iii. A land owner audit would mandate the reserve be brought up to a certain level if we don't do it before.

b. Smoke Detectors and CO2 Detectors

- a. Every condo should have two smoke detectors
- b. One up stairs and one down
- c. Every condo should have two CO2 detectors
- d. One up stairs and one down
- e. Check your detectors/change batts
- f. Include in Newsletter

c. Financial

a. Can we get a breakdown of monthly HOA?

- i. Stacy easily done
- ii. Will be provided

b. When is land lease negotiated

- i. Every 5 years
- ii. It is \$144/condo/month (Total of \$144,000/year)

d. Moved to Adjourn

- a. Becky Moved
- b. Frank Seconded
- c. No objection. Meeting adjourned.