

QUARTERLY BOARD MEETING

Minutes

April 9th, 2024 @ 4:00 PM (via Teams)

Call to Order: 4:07 PM

1. Introduction of New Association Manager – Nicole Wolford
2. Approval of prior meeting minutes – Attached Katie Motioned to Approve, Dr. Klaus seconded AIF
3. Financial Update – Attached, nothing of note, Board member requested interpretation of the aging report
4. Open Board Position – Board members will reach out to prior member, will consider appointing one of two residents if they are amenable to the idea
5. 2024 Project Work – \$53k to spend, NAI OE will build cash flow projection on all 2024 reserve expenses, submit to Board for final approval of expenses
 - a. Handrails, #3 and #4
 - b. Brick Work (Entry Stairs), Dr. Klaus has missing/ broken brick (need to source brick)
 - c. Asphalt Repairs
 - d. Masonry Work (Chimneys, Walls)
 - e. Concrete Repairs
6. 2024 Meeting Schedule – Early May (Reserve Expense Meeting), Mid July, Mid-October, Annual Meeting
7. Open Discussion – Future operating budgets should include maintenance painting,

Adjourn: 4:35 PM

QUARTERLY BOARD MEETING

Minutes

May 8th, 2024 @ 10:00 AM (via Teams)

Call to Order: 10:01 AM

1. Approval of prior meeting minutes – Attached Dr. Klaus Motioned to Approve, Katie seconded AIF
2. Financial Update – Attached, nothing of note,
3. Open Board Position- Filled by Charles Dankworth
4. 2024 Work – \$53k to spend
 - a. Handrails – 5 to be completed in 2024
 - b. Brick Work (Entry Stairs), Dr. Klaus has missing/ broken brick (need to source brick)
 - c. Asphalt Repairs
 - d. Masonry Work (Chimneys, Walls)
 - e. Concrete Repairs
 - f. Deck painting and coating quotes
5. 2024 Meeting Schedule – Early May (Reserve Expense Meeting), Mid July, Mid-October, Annual Meeting
6. Open Discussion – Future operating budgets should include painting maintenance.

Adjourn: 10:35 AM

QUARTERLY BOARD MEETING

Minutes

July 19th, 2024 @ 10:00 AM (via Teams)

Call to Order: 10:11 AM

1. Intro to Feazel, they are proposing to submit an insurance claim to replace all roofs
2. Approval of prior meeting minutes – Attached Dr. Klaus Motioned to Approve, Katie seconded AIF
3. Financial Update – Attached, nothing of note,
4. New Directory of owners
5. 2024 Work
 - a. Handrails – 2 to be completed in 2024
 - b. Brick Work (Entry Stairs), Dr. Klaus has missing/ broken brick (need to source brick)
 - c. Asphalt Repairs
 - d. Masonry Work (Chimneys, Walls)
 - e. Concrete Repairs
 - f. Deck painting and coating quotes
6. 2024 Meeting Schedule – Early May (Reserve Expense Meeting), Mid July, Mid-October, Annual Meeting
7. Open Discussion – Future operating budgets should include painting maintenance.

Adjourn: 10:35 AM

QUARTERLY BOARD MEETING

Minutes

November 20th, 2024 @ 10:00 AM (via Teams)

Call to Order: 10:18 AM

1. Approval of prior meeting minutes – Attached Dr. Klaus Motioned to Approve, Katie seconded AIF
2. Financial Update – Monthly dues increased
3. Corporate Transparency Directions
4. 2025 Work (no reserve collected) all to be spent on work in 2025
 - a. Handrails – 2 to be completed in 2024
 - b. Brick Work (Entry Stairs), Dr. Klaus has missing/ broken brick (need to source brick)
 - c. Asphalt Repairs
 - d. Masonry Work (Chimneys, Walls)
 - e. Concrete Repairs
 - f. Deck painting and coating quotes
5. 2025 Budget was approved
6. Open Discussion – Future operating budgets should include painting maintenance.

Adjourn: 11:35 AM

2024 ANNUAL ASSOCIATION MEETING

AGENDA

December 18th, 2024 – 6:00 P.M.
(via Zoom)

Call to Order

- 1. Approval of 2023 Annual Meeting Minutes**
- 2. 2024 Community Update**
- 3. 2025 Budget Overview**
- 4. Open Discussion**

Adjourn