

## Annual Board Meeting March 21, 2018

President Dave Mavity called the meeting to order at 7:02pm. Board members present: Dave Mavity, Steve Wathier, Lauri Boe, Mark Guthmiller, Roberta Karbo, Kelly Lieberg, and Amber Klungseth. Accountant: Duane DeBerg. Homeowners: Monica Larsen, Julie Paulim, James Walden, Sharon Andersen, LeeAnne Davis, Sandra Johnson, Gene Mckimen, Debbie Mavity, Barb Hofstad, Lisa Latham, Sharon Fischer, Ronnie Karbo, Doris Schnabel.

Secretary's report submitted by past Secretary LeeAnne Davis and read by current Secretary Amber Klungseth.

The Financial report given by Accountant Duane Deberg. \$237,000 was collected in dues which is \$6,000 short. Building and grounds was \$4,000, which included adding security lights (\$1,100), gutter cleaning (\$500). Routine maintenance: trees (\$10,900), new front patio for 1203 and 1204 Newport, tree removal, and a water main break (\$7750). For the year we are +\$49,000. \$68,000 is in unreserved, \$112,000 is in reserved (\$71,000 CD, two \$20,000 CDs, \$2,200 is in checking account marked restricted). The Financial report was approved by Mark and seconded by Steve.

The Presidents Report was presented by the current President, Dave Mavity.

All units/buildings are out of the FEMA emergency flood plain. FEMA removal letter will be available if a homeowner needs one for your home lender.

Planting of 27 trees this last year and 7 more trees are planned for this Spring. A stressed tree was removed and the cottonwood was trimmed. There is a committee to work on future tree planting and work around the future Ash Bore (there are 26 Ash trees in the association).

We are still currently working on Covenant changes: renting changes, protection if the association is sued, and fines that can be given to homeowners. These have to pass with a 75% vote of all homeowners in the association.

The association insurance for the buildings has decreased to \$185 per month after having an underwriter look at the policy and making a few updates.

Currently discussing pool updating, which will be a large cost in 2018. Discussion of putting in new concrete or just resurfacing. Bids are in the works and will be voted on when all are available. It is estimated to cost \$25,000 to resurface. The leaks from the jets and drains will also be fixed. It has been discussed about the mystery of water usage inconsistencies.

Summer watering will start the end of May and end at the start of September, watering only 30 minutes a week. The board did not recommend an increase in dues this year.

The president also talked about a 5 year plan:

A) Tree plan; swimming pool resurfacing and fixes; clubhouse appliances (have already been voted and passed), tiling front entrance with inserts to hold dirt/snow/rock, cleaning the carpet more often; adding an elliptical in the exercise room; updating signs at the pool, spa, and mail house; updating landscaping around the pool and clubhouse; down spout extensions; working with water that is sitting around in some places.

B) Fixing the rusting steel exteriors; updating road signs/parking place stripes; protection on the private roads to keep them in good condition longer.

C) Sprucing up the mail house; replacing front privacy fences that are wood; making sure all garages have the gutters cleaned out and have gutter guards placed.

The fire hydrants will be flushed this year by Justice Fire and Safety, they will charge \$50 per hydrant. There is no date of the flushing, there will be a note on the mail house door when date is set. After they are flushed they will need to be cleaned and painted.

Eagle Exterminator will come out and spray the outside of the foundation for \$15 for each townhome at the home owner's expense. A Signup sheet will be in the mail house in April and will be done in May.

It was noted that the security cameras that were installed this past year were placed: facing the front gate, down the Newport side facing East, down the Newport side facing South, facing the swimming pool, in the exercise room facing the spa, and in the community room. The cameras can hold about 7 days of footage.

The Presidents Report was approved by Berta and seconded by Kelly

There were 3 positions available this year for the board: Roberta Karbo, Monica Larsen and LeeAnne Davis were voted onto the board for a 3 year term each.

Motion to adjourn the meeting by Kelly and seconded by Mark. Meeting adjourned at 8:12pm