

BOARD MEETING GENERAL SESSION

October 24, 2017 4:00PM

- I. Roll Call (Linda, Richard, Pat, Erick, Derek and Dave)
- II. Quorum Call
- III. Approval of past minutes
 - a. Board Member Nominations
Erick-President, Pat-VP, Linda-Treasurer, Dave-Secretary, Richard- Dock Captain
Carolyn-Member at Large
Derek mentioned that someone needs to be on the Architectural Committee. Erick suggested that if something comes up, Derek can bring it to the Board and see if anyone wants to take it on.
- IV. Management Report
 - a. Derek suggested that one of the Management Company office staff, take over the minutes for Linda Junker until a replacement was found. Minutes will be done by Lorraine Dills, who will then forward them to Derek for review, then he will forward them to the Board for review and approval.
 - b. Carolyn asked if they were going to get back in to doing a newsletter. Derek said the Association is so small, you can get by without one, but a website is where you could post information so that all the members can go onto the website and read what's going on. Erick agreed on checking into the website. Action Item: Erick will research it and bring it back to the group.
 - c. Derek is on the Board of Directors of CAR and he is in charge of Multi-Family Housing Committee, he said that there is a bill that has been introduced, that may affect the HOA. The bill says that the HOA cannot decline an owner from installing solar on the top of the buildings. It will not be at the HOA's expense, but when the issue comes up, try to buy as a group and not individual. The CAR is opposing the bill, but they believe it is going to pass. The reason for the opposition is that it limits the HOA's ability to manage their complex the way that they should, and CAR feels that it is an encumbrance.
 - d. The street lamp LED bulbs have been ordered. The cost was \$750 for 8 bulbs, which covers each post and should last 7-10 years. The total cost for the entire project is around \$1500, which includes the scissor lift, and will save on electricity in the future.
 - e. Trinity Construction has started the road project, where they have re-directed the water down to the road so water will not go down between the curb and the retaining wall. The cost was around \$6500, also Dave highly recommended that the road be sealed next spring.

- f. Village Landscaping and Masonry has submitted a bid to do snow removal. The cost is a little higher than 4 Seasons, but Derek proposes to accept the bid. Erick Bickett made a motion to accept the bid as presented, Linda Junker seconds, all ayes, no opposes, discussion closes, motion passes.
- g. All but \$29,500 has been collected for the Emergency Assessment and we have four (4) more months to collect what's left.

V. Financial Report

VI. Punch List Review

a. Calendar of Tasks –

October

- Bulbs not planted,
- Irrigation off as of 15th of October
- Snow Removal set up
- Dock Insurance has been renewed
- Docks have been checked
- Lobby bulbs are ongoing

VII. Old Business

VIII. New Business

IX. Set next meeting Date

- December 5th, 2017

X. Adjournment of Meeting

XI. Executive Session

Current Punch List Items

- 2015 02-16 Get quotes for street lights
 - 10-24 Street lights will be done in the next 7 to 10 days
 - 2016 03-31 Waiting for Quotes
 - 2016 08-30 Derek to confirm the bids and process, get proposals
 - 2016 10-25 Linda and Rich to look into this to provide suggestions
 - Cut poles down to keep the look
 - 2017 04-18 Derek to check with Trinity and John at four seasons for a solution
 - 2017 05-30 Derek to call them, they have not responded
- 2016 08-30 Derek to get bids for road and try to get covered by Trinity and get other professional opinions.
 - 2017 10-24 Road approved and being repaired now
 - 2016 10-25 Derek to arrange conference call with Dave at Trinity on 10-27-2016
 - 2017 05-30 Derek to forward the design documents to Erick and Erick will research the best way to handle
 - 2017 04-18 Erick to setup meeting with Trinity and Engineering firm to come up with solutions

- 2017 05-30 We had meeting waiting for
 - Revised bid for the repairs
 - A copy of the actual drawings
 - Erick and Derek to meet with architect on the most recent plans
 - 2017 08-08 Derek says he cannot get anybody to bid on this
- 2017 10-24 Erick to meet with Sam Kelly GM of resort to talk about:
 - Room Service
 - Storage shed on our property, we want to put kayak on our property
 - Gate is left open always
 - ½ expense of repairing rock case drainage
 - Repair Trex board between drainage and the fence
- 2016 09-23 Erick met with Norm Santos who said that room service will be provided. Norm to send over documents and set up the process.
 - 2017 05-30 Erick to work with new GM to try to get this program supported
- 2017 04-18 Reserve Study Status
 - 2017 10-24 Reserve study payment was holding up the reserve study. Will be done by the 15th of November
 - 2017 05-30 Derek to check back with company that does this for us to see what the status is
 - 2017 08-08 Derek says it is promised for this week
- 2017 08-08 Check Rain Gutters for Structural problems
 - 2017 10-24 Derek says Floyd will be repairing gutters (3 locations need repair)
 - Handle Pat's Rain Gutter problems and check the rest
- 2017 10-24 Walk around punch list
 - Derek to send out update on the punch list