

May 2, 2018 Board Meeting

Financial:

- Total current assets were \$979,230.05 as of the 4/30/18 *Balance Sheet*.
 - Operating Checking Account: \$73,654.84
 - Capital Reserve Accounts (Savings, Checking, and CD's): \$899,575.21
- Sales Report; 3 active listings.
- Rental Report; 7 out of 107 units in the Preserve are currently being rented.
- Delinquency Report (\$5,217.5 delinquent)

General:

- Cathy's unit has proposed lighting installed for viewing.
- The Board moved forward to have Kaman & Cusimano draft the three amendments being considered (Rentals, Lighting, Vehicle Size.)
- The Board proposed contacting owners to inform them of the proposed amendment changes with the help of resident volunteers.
- The Pond erosion discussion continued. The Board is looking at doing the project in phases as an ongoing maintenance issue. Trevor is going to getting quotes on the project.
- The Association Walk through took place with Brightview, Lawrence Management, and Association Board Members.
- Kamen informed the Board that the pond gates are not required to be locked regarding questions on liability. And clarified further by adding that signage helps with liability issues. Trevor was going to investigate signage options (no swimming, fishing, walking on ice, etc.)
- The yearly front door painting will continue with ¼ of the unit's doors scheduled for 2018.
- The yearly building pressure washing will continue with ¼ of the buildings scheduled for 2018.
- Sidewalk leveling, and repairs will be addressed throughout the development.
- The Board discussed moving this year's meeting up to September so residents that are away during the winter months would be able to attend.

Alteration Requests:

- NA

Violations:

- NA