

## **October 18, 2017 Board Meeting**

### **Financial:**

- Total current assets were \$858,528.75 as of the 10/31/17 *Balance Sheet*.
  - Operating Checking Account: \$29,904.85
  - Capital Reserve Accounts (Savings, Checking, and CD's): \$828,623.90
- Sales Report; 2 active listings.
- Rental Report; 14 out of 107 units in the Preserve are currently being rented.
- Delinquency Report (\$3,225 delinquent):
  - Three owners 90 days past due, Liens filed on two units.
  - One owner 30 days past due.

### **General:**

#### Old Business

- The Board is looking at options for exterior unit light replacement to address the deterioration and inaccessibility (bulb replacement issues) of the current lights. As an option, the Association may consider taking over maintenance of exterior lights to reduce the cost that would be incurred by individual owners. This would also keep the appearance of homes uniform.
- The Board discussed getting a quote to address the erosion problem along the retention pond.

#### New Business

- Trevor reported that mail hut posts were going to be painted as needed.
- Trevor is going to get a sidewalk pressure washing quote for spring to augment our unit pressure washing schedule.
- The Board discussed having a Spring meeting for interested residents with our councilman to address conversations on the potential for a turning lane on Crocker Road.
- The Board discussed signage around the pond area to promote safety. Trevor agreed to follow up with the Association attorney regarding Association responsibilities.
- The Board approved extending the Snow Plowing and Lawn Services Contract with BrightView for another 2 years.
- The Board approved the 2018 Budget.
- Association fees for 3018 will be \$330 per month.

### **Alteration Requests:**

- The Board approved a composite deck installation request.
- The Board declined an exterior courtyard patio request, as more information was needed before a decision could be reached.

### **Violations:**

- No violations were reviewed