

## MINUTES

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Board Members: Bryan Alders, Sarah Castner, Sally Mier NO QUORUM  
Manager: Helen Cartwright

### OLD BUSINESS

#### Grounds Maintenance:

The lawn treatments, along with the rain, have improved the condition of the turf. There are still weeds, but the coverage is good. The only areas with no growth are in deep shade.

All the edging that had fallen down has been reattached.

Irrigation repairs and adjustments have been completed. Altitude Irrigation quoted \$4800 to replace the backflow device. Green Spaces confirmed this is the high end of the expected cost. The device still works and passes inspections so we may be able to delay this expense.

#### Tree Trimming:

The tree trimming that was approved, along with removing the dead maple, will be done in the fall. There has not been any progress on the stump grinding on the east boundary – need to confirm utility locates.

#### Curb Markings & Parking Signs:

Parking signs have been installed and setting up new towing contract is in progress. Curb painting scheduled for August 22.

#### Patio Fences:

Bid from Green Mountain for \$7,000 to replace top board on patio fences. Bill Johnston quote was \$17,000. Flett Painting estimate to stain patio fences in \$6500.

#### Update to Rules:

Revisions from Sarah & Sally look good. Bryan requested clarification of tied up / unattended dogs section and phrasing of internet / satellite situation. Will update and send to board by email for approval.

### NEW BUSINESS

#### West parking area light:

Electrician came to replace photocell but there were too many wasps in the area. They will try again.

#### 2024 Budget

Updated reserve study to include higher cost projections for roof replacement and painting buildings. Minimum annual reserve transfer needs to be \$55-60,000. Operating budget includes increases in insurance, water, snow removal and tree care. To meet these goals, and avoid a special assessment when the roof needs replacing in seven years or so, a \$30 / month (10%) dues increase is required. Board members present understood the necessity of this increase, even if they did not like it. This will require approval by the membership at the Annual meeting.

### ACC Applications

3097 A/C approved by ACC

3073 patio door approved by ACC

### Meetings

Helen suggested changing the meeting frequency to every other month, with 5 board meetings plus the annual meeting, to help keep on top of open items and have shorter meetings. This is open for discussion.

*Next board meeting:* Fall 2023 TBD

*Annual Meeting:* 6 pm Wednesday September 6, 2023