

WHEATHERSTONE

BOARD MEETING

August 23, 2021

MINUTES

Meeting Location: Videoconference (Zoom)

Board Members Present: Linda Adlard--Chair, Don Eastman—Treasurer, Vic Goodman--Landscape Chair, Director. Bernie Kelly, Maintenance Chair, Director. Absent: Molly Divine--Secretary. Homeowners present: Roni & Vanessa Lion, Phillip Harris, Lauren Canfield

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1. **7:03 P.M. OPENING OF MEETING: Homeowner Issues.**

Lauren Canfield asked about getting permission from the HOA concerning a generator outlet at their unit that they would like to have installed by an electrician. It was explained that it would be necessary to fill out the request form, with sufficient detail for board approval.

The minutes of the last meeting held on July 26, 2021 were provided for acceptance.

Motion: There was a motion passed to accept the minutes as presented.

2. **FINANCIAL REPORTING:**

Don Eastman, Treasurer gave an overview of the current finances, account balances and the process for the reserve study. He also provided a comparison of some of the general expense categories and the need for tracking with the budget.

3. **COMMITTEES:**

Landscaping: Vic Goodman mentioned that the pruning of overgrown branches are to be about six feet off of the main roofing over units 2, 4 and 76. The work is scheduled for October 18th. There is also to be correction pruning for the trees damaged by the ice storm last February. It was also discussed that a path in between units 32 and 34 will be cleared out as necessary.

Maintenance:

Paint Update: Linda Adlard mentioned that the painting of buildings for the remainder of the year was rescheduled for a week later due to a delay with Moss Busters. The decision was that it is best not to have both contractors working at the property at the same time.

Sidewalk Repair: There was discussion of sidewalk repair work to be done at the home of unit 8 resulting from a drain repair. Linda Adlard explained that the repair work has been ordered.

Chimney Repair: There was discussion that the proposal for the chimney repair of #62 may not have been signed and ordered yet. The property manager is to contact American Chimney to verify their next schedule opening and a board officer may need to sign their agreement.

Rose City Paving: The property manager explained that we are waiting on the next opening with the contractor but it is expected to be done by the end of September. The property manager is to notify homeowners of the actual scheduled date.

Emergency Road Preparedness: The property manager explained that he has talked with a couple of other parking lot type of maintenance contractors that have limited emergency service. The one company that has said they offer the type of emergency road service that may work for Wheatherstone is River City Environmental. We are waiting for an opening in their schedule for a meeting with them at the property to walk the roads and provide a proposal/contract. The property manager will let the Board know when we have a date and time for this.

4. OLD & NEW BUSINESS:

Insurance Cost Update: Linda Adlard explained that she had heard from Kendra of Affinity and that it is not likely to get a better value on insurance just after having a claim. An application has been submitted with another company just to compare but it may take awhile for any kind of a quote. The existing policy was just renewed.

5. HOMEOWNER REQUESTS:

There were no additional homeowner requests at that time.

EXECUTIVE SESSION: 7:41 to 8:41 PM

NEXT MEETING: The next meeting was scheduled for Monday, September 20th.

ADJOURNMENT: 8:41 PM

Respectfully Submitted,
Tim Benintendi
Affinity Group Inc.
Property Manager, Broker