

APPROVED

Meeting Overview

March 13, 2023, at 6:00 PM

- **Attendees:**
 - **Board Members:** Todd Richardson (President), Kathy Giesen (Vice President), David Atkins (Treasurer), Eva Valencia (Member at Large), Nancy Atkins (Member at Large)
 - **Management:** Billy Benner (Sterling Management)
 - **Guests:** Monica Smith (American Family Insurance), Karen Romero (Unit #8)
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Key Actions and Discussions

1. Approval of February 2023 Minutes and Financials

- Minutes were approved unanimously.
- Financials reviewed and approved after clarifications:
 - **Turnover Cleaning:** Confirmed as carpet cleaning in the clubhouse.
 - **Water, Sewer, Stormwater Billing:** Discussed irregular billing patterns.
 - **Roof Maintenance:** Budget nearing depletion; significant repair for Unit #51 estimated at \$3,000.

2. Homeowner Forum

- **Owner**
 - Requested advance notice of spraying and less interference in personal yard spaces.
 - Board clarified yard boundaries and agreed to explore safer, eco-friendly spraying alternatives.
- **Karen (#8):** Suggested painting rocks on Bond Street for visibility and aesthetics.

3. Insurance Update

- **Monica Smith (American Family):**
 - Renewal premium: \$26,793.43 (30% increase).
 - Coverage includes guaranteed replacement cost, earthquake coverage (5% deductible), and crime liability.
- **Alternative Quote:** Farmers Insurance offered \$20,600 but lacks certain coverages (e.g., full replacement and earthquake coverage).

- Decision pending review of Farmers' itemized proposal; current policy renews April 10.

4. Moss Removal

- Pressure washing from last year helped reduce moss. Board will reassess the issue in late spring.

5. Roof & Gutter Maintenance

- **Issue:** Debris and standing water due to tree removal.
- **Plan:** Juan will inspect and clean affected roofs and gutters.

6. Dumpster Rental for Spring Cleanup

- Proposal for a community cleanup event in May with dumpster rental.
 - Flyers and emails will advertise the event.
 - Aimed at decluttering patios and common areas.

7. Striping and Painting

- Board members volunteered to repaint curbs, speed bumps, and no-parking areas in June to save costs.
- Supplies to be purchased with Sterling's management discount.

8. Sterling Management Report

- **Unit #51:** Roof repair still pending.
- **Irrigation:** Rexus is addressing valve issues; a walkthrough is scheduled with board members.
- **Painting:** Scheduled for July; Juan will prepare siding by trimming back vegetation.

9. Unfinished Business

- **Dumpster Etiquette:** New signs will be created and posted to improve compliance.

Adjournment

- Meeting adjourned at 7:17 PM.
- Transcribed by Pamela Richardson.