

# Persimmon Woods Townhome Association

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## Board of Directors Meeting

December 4, 2021

A meeting of the Persimmon Woods Townhome Association Board of Directors was held on Saturday, December 4, 2021 .

1. **Call to Order.** The meeting was called to order by Carol Glasson at 9:05 a.m.
2. **Roll Call and Quorum.** Directors in attendance were Carol Glasson, Genii Gatter, David Borns, Bob Howe, and Steve Hilbert. RG and Eileen Jacobs of Mountain Caretaker were in attendance as well.
3. **Approval of Minutes.** Upon motion duly made and seconded, the minutes from the October 21, 2021 meeting were approved by unanimous vote.
4. **Financial Report.**
  - a. **October Financial Report.** Eileen reviewed the financial report noting that \$14,812 is due to be transferred from operating to reserves by the end of the year. She will make that cash transfer after the December check run.
  - b. **Reserve Schedule.** The reserve schedule will be updated with the final roofing numbers before the end of the year.
5. **Other Business.**
  - a. Unit 23 has installed a gutter without getting approval from the Association. It has been recommended that gutters not be installed over garages. David Borns offered to talk to the owners and tell them the gutters need to be removed. If the association incurs any expenses to remove the gutters, these costs will be assessed back to the homeowner. David will let Eileen know how to proceed after he has spoken to the owner.
  - b. Building 4 has low water pressure, which RG said can be fixed by adjusting the PRV.
  - c. With so many new owners, it was suggested that an email be sent reminding all owners of their obligations under the governing documents, including exterior changes, trash, rentals and courtesy with regard to smoking on common or limited common elements.
6. **Adjournment.** The next regular meeting of the Board is scheduled for Thursday, January 20, 2021 at 6:00 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By:

Eileen Jacobs