

Persimmon Woods Townhome Association

Board of Directors Meeting

June 17, 2021

A meeting of the Persimmon Woods Townhome Association Board of Directors was held on Thursday, June 17, 2021.

1. **Call to Order.** The meeting was called to order by Carol Glasson at 6:15 p.m.
2. **Roll Call and Quorum.** Directors in attendance were Carol Glasson, Genii Gatter, David Borns, and Steve Hilbert. Robert Wilhelm was absent. RG and Eileen Jacobs of Mountain Caretaker were in attendance as well. Shelly Mello of Agett Consulting was present to report on the Phase II roof project.
3. **Approval of Minutes.** Upon motion duly made and seconded, the minutes from the March 18, 2021 meeting were approved by unanimous vote.
4. **Roof Update.** Shelly Mello of Agett Consulting LLC updated the Board on Phase II of the roof replacement project. Gifford Construction has begun their framing work and Horizon will start the first or second week in July. The stucco contractor is on schedule as well.

Shelly recommends that gutters be cleaned twice a year, preferably in October and June. RG said that he has this scheduled for next week.

The two leaks that have occurred in buildings with new roofs are not related to the roof, but the browband around the chimney caps which is deteriorated.

5. **Financial Report.** Eileen reviewed the financial report as of May 31st. Expenses are tracking \$1300 over budget; however, there is a refund due from ERWSD of approximately \$2,000. The flower budget is inadequate for the proposal received and effort will be made to find savings elsewhere to compensate.

The Unit 28 collection matter is awaiting service. If service is not made by the 24th of June, Mr. Dunlevie will file a motion with the court to provide service in another way, i.e., Fed Ex or similar.

Upon motion duly made and seconded, the Board unanimously approved the 12/31/2020 financial statements as prepared by Novosad Lyle. Eileen will publish on the website.

6. **Other Business.**
 - a. Landscaping. The Board reviewed the proposals from Earth Songs for flower box planting and garden bed maintenance. Flower boxes will only be planted in buildings 1-3. Garden bed maintenance will have spring and fall cleanup with volunteers doing

Approved: 10/21/2021

Persimmon Woods Townhome Association

interim weeding and maintenance.

Upon motion duly made and seconded, the Board unanimously approved the flower box estimate of \$9,624 and the garden bed maintenance estimate for \$1,557.

b. Owner Maintenance Requests.

Unit 33 – The Board looked at the tree and determined it is not encroaching over the deck and asked management to let the owner know this request is not approved at this time.

Painting – the Board felt it prudent to hold off on painting this summer until the roof project is complete and paid for and the financial position re-evaluated. In the meantime, RG will buy a couple of buckets of paint and owners who have some exposed wood are free to touch it up themselves.

c. Trees – new tree planting is not in this year’s budget; however, the Board directed management to remove the bear-damaged trees at units 2 and 21 and grind the stumps in anticipation of replacement trees. Replacement trees throughout the complex will be considered at budget time.

d. Community Gathering. The consensus was to hold a neighborhood barbecue in September after the roof is completed. Date and details TBD.

e. ERWSD has sent notices through the association to owners who have boilers that need the backflow moved. Genii Gatter, who has one of the boilers cited, will be meeting with Chuck from ERWSD to discuss what needs to be done with her boiler. Eileen will send the notices received from ERWSD to the affected homeowners.

7. **Adjournment.** The next regular meeting of the Board is scheduled for Thursday, October 21, 2021 at 6 pm.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

Eileen Jacobs

By:

Eileen Jacobs

Approved: 10/21/2021