

Persimmon Woods Townhome Association

Board of Directors Meeting

June 18, 2020

A meeting of the Persimmon Woods Townhome Association Board of Directors was held on Thursday, June 18, 2020 via teleconference.

1. **Call to Order.** The meeting was called to order by Carol Glasson.
2. **Roll Call and Quorum.** Directors in attendance were Carol Glasson, Genii Gatter, Steve Hilbert, Robert Wilhelm and Deanna Blomquist. Eileen Jacobs and RG Jacobs of Mountain Caretaker were in attendance as well. Shelly Mello, Agett, LLC was also in attendance
3. **Approval of Minutes.** Upon motion duly made and seconded, the approval of minutes from the 4/16/2020 meeting were approved by unanimous vote.
4. **Financial Report.** The 5/31/2020 financial report was reviewed. Expenditures are running about \$9,500 under budget year-to-date. Eileen will move the \$1678 to the correct line item, which is Flowers as it was a 50% deposit for the flowers.
5. **Other Business.**
 - a. **Roofing Construction Update.** Shelly Mello reported that things are going well with the roof reconstruction. So far, no rot has been found on the roofs or sidewalls. Shelly is recommending the some of the siding on the ends of the buildings be replaced now to facilitate proper waterproofing at a cost of \$5,490. The siding cannot be salvaged as it is too damaged. The cost of that Change Order is \$1,000 for 25 additional anchors.

Upon motion duly made and seconded, the Board unanimously approved the two change orders as presented above.

Building 3 will begin construction between the 6th and 13th of July.

Shelly will coordinate the signing of the previously approved contract with Kern Plastering for stucco.

Those on site agreed the flashing color recommended by Shelly Mello was an excellent choice.

Shelly sent an update on budget numbers for next year, but is waiting for a real number for gutters and downspouts on building 5, which has gutters across the front. The reserve study will be updated to reflect the actual cost estimates. The contingency, should there be a need for additional funds due to necessary change orders is the fund balance and no additional contingency is planned as this is deemed sufficient.

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- b. Planter Boxes. RG will follow up with A-Build on getting the punch list completed.
6. **Reserve Study**. Eileen will update the reserve study with the change orders and the numbers for next year as soon as they are available from Shelly.
7. **Satellite Dishes**. Eileen will send an email to owners to determine if the satellite dishes on the roofs over each unit are being used or if the owner is using a non-satellite service allowing the dishes to be removed. Steve will send Eileen a list of units with dishes. Units 4 and 5 can be removed. Eileen will send the list to Steve and Shelly with a cc to Carol.
8. **Landscape Committee**. The Board has appointed Susan Rapson to head up a landscape committee to plant perennials in some of the flower boxes. Upon motion duly made and seconded, the Board unanimously approved an amount of \$200 to purchase the perennials.
9. **Miscellaneous Items**.
 - a. RG is getting a proposal for crack filling the asphalt.
 - b. The irrigation leak at the monument has been fixed.
 - c. Unit 20 is a rental unit with a dog. Eileen will send an initial warning notice to the owner per the Enforcement Policy.
 - d. There is a dead tree in the center island that is going to be removed. RG said the tree by Unit 1 is leaning dangerously and will also be removed. Carol would like the tree replaced.
10. **Adjournment**. The next meeting of the Board is scheduled for Thursday, October 15, 2020 at 6 pm., There being no further business to come before the Board, the meeting adjourned at 7:00 pm.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

Eileen Jacobs

By:

Eileen Jacobs