

Arbors COA Meeting Minutes
Board of Directors Meeting
August 17, 2017

Call to Order – 6:35pm

Approval of Agenda – Motion to approve agenda as written. Moved by Director McIntyre. Second by Director Rand. No dissent. Approved.

Approval of Minutes – Director Rand moved to approve the minutes from May 18, 2017 as written. Second by Director Kondris. No dissent. Approved.

Director McIntyre moved to approve the minutes from July 20, 2017 as written. Second by Director Dorsett. No dissent. Approved

Directors present – Rand, Kondris, McIntyre, Dorsett

Treasurers Report – The treasurer has reviewed bank statements from September 2016 through July 2017.

1. Balance Sheet
2. Reserve Fund
3. Operational Savings
4. Income Statement
5. Profit & Loss Detail
6. Wells Fargo Operating Checking

Members Forum

1. A member has water shut off in his condo due to a leak in his wall. This happened this morning. Member wants to know what the responsibility of the association is. Estimate to provide water mitigation is \$1100. Director Dorsett will contact a plumber to see if he can help get a plumber to come to the unit tomorrow.
2. A member asked about the electric box in her shower wall. Another member suggested that she get an electrician to come out and inspect, but she already did that. The electrician said that this situation happens all the time. It was suggested that perhaps she needs to get a second opinion.
3. A member came to the meeting to introduce himself. He wanted to get ahead of an issue. They rent on a short-term basis, as a vacation rental. When people rent the unit, they have to be vetted, have a background check, and must follow multiple rules. They've had great renters, and he will remove the renters if they break the rules. He says the neighbors in the next unit have no problem with the situation. The by-laws were reviewed and it was determined that a rental has to be no less than 30-days.

State of the Arbors – Unfinished Business

1. Committee Reports – no committee members present.
 - a. Reserve study has not been completed yet.
2. Project Priority List Review
 - a. Asphalt – Due to the rain, the contractor is extremely behind schedule. We have no indication as to when this will occur. It is understood that we need to have this taken care of before the weather turns or wait until Spring.
 - b. Drainage Issues – Homeowners will need to be contacted to determine if the drainage issues have been corrected. The drainage issues around 2137 seems to have been taken care of with the power flushing of the drains. There are still a couple spots that still back up. The power flushing also took care of the issues around 2170.
 - c. Dumpster enclosures – These will start on Monday, so it may be good that the asphalt is delayed. This should take approximately 2-3 weeks.
 - d. Lights – There was some confusion previously. If the homeowner wants their patio or deck light replaced by Tyler, the cost is \$35 for the light and the homeowner should contact Tyler for the installation cost.

New Business

1. Annual Meeting Preparation – Annual meeting is scheduled for September 21, 2017. Disclosures, letters, and proxies need to be in the mail by September 5, 2017.
2. 2017-18 Budget– The board reviewed and discussed the projected
3. Outstanding Bid Approvals –
 - a. Director Kondris moved to pay Cintas invoice for a backflow preventer repair on building 2150 Alicia. Director Dorsett second. No discussion, no dissent. Approved.
 - b. Director Dorsett moved to pay for the repair of breaker box for building 2122, not to exceed \$300. Second by Director Rand. No dissent. Approved.

Meeting Adjourned – 8:41pm