**September 8, 2019 – Board of Trustees Meeting**

**Meeting location:** The Comeau’s home – thank you Su and Richie

**Attendees:** Su Comeau, Scott Hurley, Tim Pudvah, Pat Grant, Sandy Guido

Meeting called to order ~8:00 AM

**Treasurer’s Report:**

Scott presented figures which show that we are still well within budget.

Scott and Su have been working on a preliminary budget for 2020 which was reviewed by all.

For support during budget preparation, Scott asked Tim to compile a list with cost estimates for the long-term preventative maintenance projects the Trustees have been considering.

**Buildings and Grounds:**

Exterior Repairs

CS Builders has completed repairs on Units 5, 7, 20 and 23 and will return to do additional work on the sunroom roof and/or gutter of Unit 8.

Regarding the four exterior door jams which have rotted near the thresholds, CS Builders’ solution is to replace the entire door units at an estimated cost of $1200-$1500 per door. Consequently, Tim and Richie have volunteered to replace with plastic board material the sections which have rotted - for a very significant cost savings to the Association. Thank you, Richie and Tim!!! In addition, Tim is organizing a work bee to caulk and paint the bases of the other door jams within the community in hopes of preventing further such damage.

There have been a couple of complaints about front doors fading and cracking. Tim has located the stain product previously used, and he informed us that it’s a three-day process to stain and apply two coats of polyurethane. Questions: How would one remove the existing cracking polyurethane? Is there a better product out there that we could use to avoid the “cracking” problem in the future?

Landscaping

On Aug. 29th, Tim, Su and Sandy met with Chris and Kristin from Schulte Landscaping regarding the condition of the grounds. Chris has applied a second round of crab grass treatment and has aerated and over-seeded the lawns with Kentucky Blue grass. Pruning was done this past week, as promised.

The Trustees agreed to hire Deborah Riva as a landscape consultant. Tim, Pat and Sandy spent three hours walking the grounds with her on Sept. 5th and were impressed with her multitude of suggestions. The challenge now is to figure out what to do next. As a start we can move some things around this fall as Phase 1, then plan for Phase 2 next spring. Borrowing words from Deborah, “How does one eat an elephant? One bite at a time!” Although she will not design a plan, she will go with us to pick out plants if we’d like her to.

The Board unanimously approved for Su and Rich Comeau, at their personal expense, to add and rearrange plantings in the “golf net bed” and drainage swale behind their unit.

Golf Nets

Pat reported that the golf net manufacturer claimed that the gaps at the top of the net are not holes, but rather places where the roping has “clumped together.” Tim and Pat took another look at the net and have agreed with the manufacturer. Therefore, since the only holes are located at the base of the net and were probably caused by lawn mowers, Pat will make arrangements with the net installer to repair them at the Association’s expense.

It was also noted that there is a branch hanging over the net located on the north side of the property which needs to be cut.

The rest of the meeting consisted of preparatory work for the upcoming Oct. 7th community meeting.

Meeting adjourned 9:00 AM

Respectfully submitted,

Sandy Guido