

December 7, 2024

PRESIDENT'S UPDATE:

A lot has been accomplished this year.

The service drives have all been resurfaced.

LIGHTING: The lighting project is almost completed. All walkways in both Courts have solar lighting at a cost of less than \$12 each.

Security lights have been installed on both pergolas.

New Soffit lights have been installed in Dune Court and Onyx Court will getting new lights in 2025.

In the process of changing out the tiny light bulbs in unit number. Will need tiny fingers to reach them.

The wood project is completed and ready for painting.

Color palette has been selected estimates will begin in 2025.

Homeowners can paint their door or garage door any color that goes with the palette.

One of our homeowners has been monitoring the traffic that comes in and out of our service drive from Lancaster. On average we had up to 8 cars per night. Once the speed bump was installed the numbers dropped considerably. Another speed bump will be installed for the other entrance from Lancaster. Will discussed this idea with Association President that uses this service way.

In 2025 all unused cable on the roofs of Dune Court will be removed same for Onyx Court.

New Federal Regulations on cutting down on financial crimes. Forms need to be completed by December 31, 2024, or face a fine of \$500 per day.

Aluminum wiring and the importance of removing it from our outlets and change to copper.

Aluminum can oxidize over the years and may be a fire hazard. It may be required by your insurance company for continued coverage. If a homeowner is interested in having their outlets check for aluminum wiring you can contact Will, Mike or Steve.

FINANCIAL NEWS:

Assessments will remain the same at \$230 per month.

Minor increases: Insurance up 25% or \$1,113 per month.

Trash increases of \$1per unit per month or \$35.

The wood project is completed in both Dune & Onyx Courts and paid through Reserve Millwood account.

TRANSFERS TO RESERVE PAINTING ACCOUNT:

Transferring \$10,000 from Millwood to Reserve Painting account. Balance of \$390 will be transferred to Major Maintenance account.

Transferring \$10,000 from Homeowners Equity.

Effective January 2025 Reserve Painting account will increase from \$250 to \$735 per month.

By year end 2024 Reserve Painting account will have \$40,000.

OTHER NEWS: Voting was conducted and same Board Members were re-elected.

Greg Engstrom added if any homeowner is considering getting new windows, storm door, front door, garage door and gates it must be approved by the Architectural Committee.

REMINDER FROM EPCOR: Remember to keep fats, oils and grease out of the drain. Foods like scrapes, meat fat, butter, etc... Clogs up the pipes and leads to sewer blockage, odor & overflows.

Minutes completed by Penny Altenburg, Secretary