

MEETING WITH BOARD AND ARCHITECTURAL COMMITTEE

WEDNESDAY, NOVEMBER 6, 2024

ATTENDEES:

Will Repensek, Penny Altenburg, Eva Lund, Greg Engstrom, De Terry, Tim Seigel, Jerry Spranger, Judy Bisson, Steve & Colleen Royal

Will started the meeting about the BOIR filing for the Transparency Act that is required if your organization fits into certain groups. Will showed the 55 pages he read that gave him all the information he needed to understand why and complete the form to start the process.

Will attended the Colby Management Orientation in September and asked one of the vendors about Roofs. Asked about general consult of the conditions of our homeowner's roofs and cost of repairs. Vendor will contact Will later.

Lighting in Onyx Court is solar will reduce the cost of electricity and Solar panel with battery converter will be in both Courts.

Budget for Painting project: By yearend Painting Reserve Account will have \$40,000 =20 units. From the Equity account \$10,000 =5 units will be transferred to Painting Account in December 2024. This leaves a balance of 10 units at a cost of \$20,000 once a preliminary budget is created can decide on funding to complete. If not, painting will roll over into 2026 as funds come available. Will suggested a lottery as to which group of condos will be painted.

According to De the original cost of \$90,000 if homeowners assist in moving everything away from the walls and any decorations to be painted the cost may come down (\$70,000) Looking to see if we purchased the paint would that bring the cost down more.

Rewrite the Architectal standards and changes and how to handle at Annual Meeting for homeowner approval.

Mike, Steve & Will: remove the outlets under the soffits.

Dune Court: remove carriage lights and install with new recessed lighting under porch. New solar motion lights with sensors will be around the Pergola and walkways.

Onyx Court: Will have new solar motion lights with sensors around the Pergola.

Change out basketball size lights in Onyx Court and on Thunderbird. Architectal Committee has selected these lights.

We have preapproved door colors that will blend with the new colors of units.

Homeowners are not following the guidelines of when changing out doors and windows. Homeowners need to submit the proper paperwork for approval BEFORE making changes. De will send reminders to homeowners on this policy.