

1. Open Meeting

- a. Proof of Notice was sent out.
- b. We have a quorum, and the meeting was called to order at 7:00 PM. The meeting is virtual with the following BOD in attendance – John Hester, Tom Krystyn, Bonnie Sevier, Hailey Stefan, Camille Roberts. Homeowners present: Barbara Krause, Rita Szymanski, Mack Ogren, Lisa Lolly, and Susan Forsyth.
- c. Minutes from previous meeting – no corrections or comments. Minutes accepted.
- d. Tresure’s Report = given by John Hester

Financial Summary Report

Month: June 2025

	Revenue		Expenses	
	Actual	Budget	Actual	Budget
Month	\$ 32,625.98	\$ 19,800.00	\$ 22,815.52	\$ 19,800.00
Y-T-D	\$ 96,458.31	\$ 79,200.00	\$ 96,957.65	\$ 79,200.00
		Variance	(\$ 499.34)	

Cash Position

Operating Fund	\$ 36,286.83
Reserve Fund	\$166,498.04
Total	\$202,784.87

- e. Manger's Report – There are no violations, collections, and legal actions.
- f. Pending To Do List presented
 - i. 5/15 Pool Level Water Sensor. Proposal for \$260.00 for the installation approved.
 - ii. 5/15 Pool Marcite coating peeling. Have inspected for condition and use expectancy.
Chris had a response for an anticipated cost of \$36,000. She will be securing additional quotes and condition report. We are monitoring this for future needs. Pool did pass the most recent City Inspection.
 - iii. Tree Damage Unit 20. Owner repairing. Owner Notice. Jorge will repair the damage.
 - iv. 5/15 Chris has list of areas where pavers need repaired. See the proposal attached. The Board discussed repairing the areas posing the biggest tripping risk first.
 - v. 7/17 Tree removal at 5207 entry drive and limbs overhanging Unit 21.
 - vi. 7/17 Shingle repair Unit 15 – The report reflected the incorrect end Unit as 15, correct was Unit 10. Repair cost was \$250 and Unit has sold since the repairs.
 - vii. Irrigation leak repairs Unit 4 and Unit 7 are continuing.
 - viii. Installation Guidelines for Awning and Railing – Discussion to continue at the August's HOA meeting.
- 2. Old Business
 - a. There are still outstanding payments for the shingle repairs.
 - i. Chris will provide the list to John and Joy.
 - ii. Joy offered to call each unit owner to ask for their payment.
 - b. Landscaping Report
 - i. Joy was not present to report on the landscaping.
 - c. Rust stains on the walls and building – Rosanne found a cleaner that removes the rust from the walls and building.
 - i. Chris has a quote from Pepper's Cleaning Service to clean the area rust off the walls and buildings monthly. The quote is \$175.00. There was a motion and 2nd to accept the quote and service.
 - ii. The well water was tested for rust and tannins. The recommendation is to see if the summer rains will dilute the rust in the well. Chris will check back with the testing service in two months. The cost to treat the water for rust and tannin is \$750 - \$800 a month.
- 3. Owners Session –
 - a. Tom offered to adjust the water sprinklers at 5220 S Russel St. The overspray is wasteful and putting rust stains on the units and walls. Chris will walk the area with our sprinkler service and make the adjustment.
 - b. Susan Forsyth asked if she can replace the windows and sliding glass doors on her unit. Lisa Loly offered to share the contractor who replaced her windows and doors.
- 4. A motion was made and seconded to adjourn the meeting at 7:38.

