

1. August financial report
  - a. We're 7 k under budget for landscaping
  - b. 12k over budget for repairs and maintenance
  - c. Pretty close overall YoY
  - d. Jay request to have maintenance spread chips and/or gravel on the paths
  - e. Darby asked about when or if the maintenance would take care of the front plot on her unit
2. 2024 Budget recommendation and timeline for review/approval; discuss proposed additional services from Superior (\$1300/month) and proposed pool maintenance from WetKat (\$115/month)
  - a. We're not saving enough to address/fund reserves to cover the rate that we are spending.
  - b. Also for non-reserve issues/costs, french drains, rodents, pre and post
    - i. Recommends we have \$45k reserved; we only have \$30k now.
    - ii. We will be exceeding this amount saved.
  - c. If the residing project does not go forward, we will have substantial additional costs
    - i. Several new roofs
    - ii. \$200k for painting
  - d. SUPERIOR RECOMMENDS \$750/month in 2024 (12% increase from \$645)
  - e. We have a number of roofs coming up for replacement
3. Maintenance update: replacement of pool mechanical room window (to provide ventilation)-\$1225; repair of pool coping-\$3056; Killer Pest Control-\$3495 (annual contract with monthly service fees in addition); presale repairs for 3835-\$2229
  - a. Window that provides ventilation was purchased and installed
  - b. Pool coping was redone
  - c. Killer Pest Control contract added -
  - d. Presale repairs to 3835
  - e. French drain project ~6k for Laura
  - f. Some repair ~\$700 for a hose bib at Chuck's
4. Irrigation update: replaced valves and tied them back to the irrigation controller that is now running off power from unit 3897. The board needs to approve a \$10/month reduction in HOA fee for that unit during the 6 months each year that the irrigation is running.
  - a. Power now running from Bryan's unit (3897) due to neighbor requesting it no longer be hooked up to their unit.

5. Re-siding update: timeline for reviewing contractor bids with J2/Superior (after or in conjunction with siding task force); plans for informational meetings with owner community and schedule for voting; impact on 2024 budget creation/approval
  - a. Contractor bids have come in
  - b. J2 and Superior working on spreadsheet and evaluating the bids to develop their recommendations
    - i. And to make sure that the bids included everything (J2, superior, legal, financing costs, etc)
  - c. We will need to line up finance options and address concerns that we can pre-empt