

May 15, 2025 Meeting

Board Members present: Joanna Ponce, Dan Ertel, Ally Milner, Laura Miller

Other owners present: Andre and Beth Girard, Charles Duncombe, Cindy/Hal Brown, Connie Cox, Connie/Bill Pullen, Darby Bricker, Doug Meyers, Elizabeth and Kay Brooke-Willbanks, Elizabeth Keaton, Emily Polanshek and Joel Glick, Evan Belknap, Joni Miller, Karen Dischner, Mary Lou Haas, Maryann Lewis, Rita Eagle, Rita Smith, Rochelle Balzer, Scott Shurtleff and Harriett Cooke, Sharon Robbins

Minutes taken by Laura Miller

**Agenda:**

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### Approve minutes from last meeting

- Minutes from the April 10, 2025, meeting were approved (motion to approve by Laura and seconded by Dan).
- There needs to be one update made to the April minutes about the irrigation controller’s power source.

### Board membership changes / updates

- Bryan Denson has resigned from the board. A volunteer is needed to fill his term.
- Laura Miller will serve as the board liaison for the siding project, working with Lifetime Exteriors, owners, and residents on ensuring smooth communications.

### Budget report

- Dan gave an update about the HOA budget. As noted last month, water leaks caused a spike in our water bill. There were also higher than anticipated maintenance charges and some expenses that were related to the fire.
- AMS-NW has initiated a new code for fire-related budget items, such as tree damage and construction access.
- The special assessment has not included costs related to trimming vegetation around units. Wind Thin will be on site on Friday, May 16<sup>th</sup> to trim vegetation and do other tree work.
- Likely will not do roof and deck cleaning again this year due to timing of the work and the fact that we have already spent much of the maintenance budget.

- Moving forward, will propose that we have meetings after the 20<sup>th</sup> of the month so that we have financial reports from AMS-NW.

## Fire update

- The fire and inspection report have been issued and shared with the 3895 and 3897 owners / renters. The reports are publicly available.
- Joanna is awaiting guidance from legal counsel and will not comment on the fire during tonight's meeting.

## Siding project update

- Joanna shared some budget figures from the contract with Lifetime Exteriors.
- The final amount per unit will also need to account for “soft” costs, such as legal, landscaping, bank fees, etc. associated with the overall project.
- Pre-payment is expected to be required by June 15, 2025.
- Owners need information about the overall amount, how to transfer the money, the interest rate, etc.
- Laura to send survey to owners to gather information about windows & sliders, insulation, exterior fixtures, etc.
- Parking on site will be very tight during the project. Lifetime Exteriors is occupying the guest parking on the south side for storing equipment and materials. There is a dumpster in the spaces on the east side. That leaves one space on the west side, and one space by 3873. As a reminder, Steve Cox has permission to use one of the two guest spaces by 3873, though one of the spaces in front of Connie’s garage should be designated for guest parking (need to confirm which side).

## Other business

- Power for the irrigation panel has been moved to Jodie Trombly’s unit. Her fees to AMS should be reduced accordingly (\$10/month reduced).
- Wind Thin will be on side on Friday.
- There will be a pool committee meeting in May. Syd sent out an email about this.