

September 9, 2008

The board met at Riverside Grill. The meeting was called to order at 6:30PM.

Members present were:

Jason Anderson- Property Manager

Clark Addington-Treasurer

Lee Wilson

Meghan Sartain

- Clark provided a copy of the Villas budget and assets. We reviewed and spoke about the reserve assessment. The board decided to keep the reserve assessment through the winter. The board will re-evaluate come spring time/annual meeting.

### **Property Management Update:**

- **Replacing the Post Caps:** Trex Post caps will be used to replace the old post caps that were removed before painting. This will cost about \$8,900. The board decided on Trex because they are more durable than other caps we looked at.
- **Painting:** All the painting has been completed. Klees painting will be coming around to complete any touch ups and clean up that is necessary.
- **Epoxy:** Cherokee Epoxy completed the touch up work on the 1<sup>st</sup> floor walkways. There was some deterioration in the 8000 courtyard. This was not due to the epoxy, but rather from the concrete underneath. Cherokee Epoxy quoted Jason roughly \$600 to complete the repair work. The board decided to go ahead and fix the problem.
  - Cherokee Epoxy also suggested that we recoat the surfaces that were done 2 years ago (7000, 8000, 4000, 2000 ground floors). The Board decided to wait until the spring to do this. The estimated reseal will be \$7,900.
- **Snow Plowing:** Valley Plowing is not going out of business, so we will continue to use them this winter for snow removal. Jason and Nick Looper, spoke about the ice build ups in front of garage doors. Nick said that his crew will stay on top of removing the ice dams. They will also assist in the removal of icicles.
- **Roofing:** Funds from the reserve assessment will be used this winter in case any repairs are needed. The Board will decide in the spring about replacing the roofs. Jason spoke about placing flashing and seamless gutters on the 3000 building to see how they work this winter.
- **Lightbulbs:** Jason told us that he is running low on his supply of light bulbs. The board decided to have him use up what is left of the standard incandescent bulbs before ordering anything else.

Work to be Completed:

- The Board would like Jason to get an estimate on how much it would be to clean out the duct work from the dryers. The Board agreed it is a fire hazard and the HOA should pay for it.
- The Board would also like Jason to hire a professional to check all of the fire extinguishers around the complex.