

Board Meeting 12/11 1:04pm

In attendance: Dave, Tim, and Jonathan

Old Business:

- Address co-owner concerns regarding communication and board duties
- Requested financial records were transmitted 10 days after they were requested per email from Amanda
- Inspections of the property are conducted weekly
- An association newsletter is a fantastic idea, and should include all information, not just cherry picked information that furthers a personal agenda
- Through fiscal responsibility, we have only had to raise association fees \$37 since 1998, which works out to around \$1.60 per unit per year
- The board is saddened to hear that there is a feeling that there is a board vs. the community mentality, we are here to serve
- Street project update: carport repairs were taken care of this week. Due to material shortages, the contractor originally said they wouldn't be able to make the repairs until the spring, but contacted us recently and were able to take care of the repairs.
- We will resume our regular meeting schedule in 2022 and our next meeting will be in April

New Business:

- We are aware of some community concerns that have been raised recently and they will be addressed at the annual meeting.
- There will be small raise in our association of fee for all co-owners of \$13 per month, taking the monthly fee to \$200 for townhouses and \$250 for apartment-style
 - Apartment-style units still maintain their \$50/month maintenance fee
 - At the end of the year, if the apartment-style budget spends less than what is budgeted, the remainder goes into common. If we spend more than what is budgeted, due to an unexpected event, then we take from common and put it into the apartment-style reserves. This is why the apartment-style units paid less than the townhouse units in the recent special assessment for the street project.
- Management fees are $\frac{1}{3}$ of what the Highlander Group usually charges per door. Their normal rate is \$28-32/door/month. We currently pay \$10/door/month. This works out to between \$100-150 less per month than what other condo associations in our area pay per month.

Meeting adjourned at 2:03pm