

This is a brief follow-up to recent 11/27/18 Board Meeting.

Board Officers

The Board appointed Patricia Doherty as Treasurer and I will remain Chairperson until the end of my term which is the end of the fiscal year.

Treasurer's Report

Samantha Honatke from Knaub & Co. made the financial report. Though the final numbers for the Fiscal Year ending September 30th have not been completed, we expect to be a little under budget. If so, the Board voted to have any surplus be allocated 60% to the Pool Fund and the balance to the Roofing Reserve.

- Note: I would add though it is positive to be under budget, in previous years the HOA has been over budget.

Roofing Project

Pete Johnson from the Board and Scott Hammond from HPM made the roofing report. This past summer, during the overall evaluation of the roofing project, we hired Joe Lstiburek, President and founder of Building Science Corp. Dr. Lstiburek said everything done to date was correct, but suggested two additions to completed buildings which he believed would lead to better performance. Blue Ribbon was not able to do the work and the good news is HPM found a contractor who has worked with HPM in the past to do the work for significantly less than the original quote from Blue Ribbons. As last year, we will evaluate the performance of the completed roofs during this winter.

The project will be opened up for bids in late winter and Pete and HPM are developing an RFP for this purpose.

Landscaping Committee

Gary Peterson from the Board will chair the landscaping committee which consists of Barb Van Erp, Don Sielshot and Mike Palmer from HPM. Barb, Don and Mike all have extensive experience in landscaping. They are working on developing a comprehensive landscaping plan which includes when possible and prudent, converting to native grasses, fire prevention and overall irrigation plan. Gary made the Report on behalf of the committee. We are all appreciative of the work they have done so far.

Pool Boilers

The pool boilers are old, inefficient, have continual maintenance problems and on their last leg. After presentation from Mike at HPM, we will replace new boilers which are more efficient. This will be done before summer season 2019. It will be funded by reserves in the Recreation Building Fund and surplus from this past fiscal year.

Rental/Parking Committee

We established a Rental/Parking Committee which will collect information on both of these areas. The committee will be co-chaired by Maude Glore and Patricia Doherty. At the previous Annual Meeting, our HOA insurance agent mentioned that premiums can be affected by the percentage of short-term rentals in a HOA. In addition, since I have been on the Board, we have consistency received comments and concerns regarding rentals and parking. The Committee will, along with HPM and the HOA attorney, gather information on these issues. At some point in the future, they will present their findings to the HOA.

Dryer Ventilation

We had an owner contact HPM and the Board regarding dryer ventilation. Dryer ventilation is a responsibility of the unit owner. As many owners understand, poor dryer ventilation can be a cause of fires. If you have not done so recently, the Board would suggest you have your dryer ventilation checked by a professional. If need help in this area, feel free to contact HPM. At the same time, the Board will investigate options for helping owners in this area.

Rules & Regulations

This past fiscal year, we had a Rules and Regulations Committee led by former Board member Mary Grundman. This was not an agenda item for this Board Meeting but we will address this committees recommendations at the next Board Meeting.

If you have questions or concerns at any time, please contact HPM and/or the Board.

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