

## 25.03.18 Minutes of Open Board Meeting

**Call to Order:** Meeting was called to order at 6:30 PM by Bill Cave. Others present were Maureen Abbey, Debby Fisher, and Kathy Arnold. Also present was RP8 resident manager Linda Simmons.

**Minutes of 2.18.25 HOA Open Board Meeting:** Kathy A. made a **MOTION** to approve the February Meeting Minutes; Debby F. seconded; all in favor.

### **Financial/Treasurer's Report – Maureen Abbey**

- 1) Total cash balance is \$723,048 – a decrease of \$2,413 for the month of February.
- 2) The total Accounts Receivable from delinquent HOA dues (excluding the roof assessment and insurance invoice) and late fees is \$7,496. This is a decrease of \$1,845 for the month.
- 3) The balance owed as of 02/28/25 for the 2024 insurance billing is \$4,371.80.
- 4) The outstanding balance owed on the roof assessment is \$397.20 as of 02/28/25. Two residents still owe some balance.
- 5) YTD Revenue Budget is \$88,689 – actual is \$79,750 collected.
- 6) Excluding Capital Expense and Insurance Liability YTD Expense Budget is \$59,283 – actual is \$53,022.

**Motion:** Debby F. made a **MOTION** to accept financial report; Kathy A. seconded; all in favor.

Maureen has completed the reserve study and will review basics of at the annual meeting on 04/08/2025. Bill emphasized how this is a blueprint to recognize and plan for capital funded and major maintenance items down the road. It is a reasonable expectation to update the plan every 3 years.

### **Old Business:**

- a. Bylaw Team – experienced a delay and plan to have at attorney by late this week. Bill said 3 main purposes are to eliminate all references to the

- builder Haury & Smith, clarify maintenance items and update insurance policy reference with current standards.
- b. Roofs 2025 – Work has been completed on units 406/407, 540/541, 610/611, 617/618, 732/733, 734/735. The soffit vents have not been installed yet but should start this week.
  - c. Shed Lights - for now, we are trying out yellow bulbs and have installed one of the white LED bulbs McGarr recommended. Linda will keep track on how these are working. Linda will follow up with resident who had concerns yellow bulbs were not bright enough to take her trash out in the evening.
  - d. Open Maintenance / Repair Orders – there are currently six items a new vendor Robbie Emerson is working on. Bill has completed his walk around look at the 400 units and thru 513. The board has split the units up with the purpose of all units have at least one set of eyes from the board reviewing for maintenance issues. Several items will be put on the maintenance list for our vendor and some items the owner will be notified to look into themselves for repair.
  - e. Rules & Regulation Review - The plan is to have an updated version in the next couple of months.
  - f. William and Debby Fisher have put down seed and fertilizer in the 400 and 500's. The 600 and 700's will be completed when the weather and their schedule permits.
  - g. Pool chairman Debby F reported pool permit has been received and anticipate opening around the week of April 28<sup>th</sup>.

**New Business:**

- a. Candidate to fill vacant board position – Terry Grave in unit 715 has expressed an interest in filling the vacant position available in April 2025.
- b. Annual Meeting is on 04/08/2025 at 6:30 at The Good Shepard Anglican Church. The notice will include a request to bring items for the Bellevue Food Bank that the church runs on Tuesday evenings.

**Meeting Adjournment:** Maureen A. made a **MOTION** to adjourn the meeting at 7:00 PM; Debby F. seconded; all were in favor.

Respectfully Submitted by Maureen Abbey