

Meeting Minutes
Villa Del Oro Condominiums

Regular OR Special Meeting of _____

Date: January 23, 2016 **Time:** 10:00 AM **Place:** Art Room at Lakeside #109

Directors present: Traci Douma (Secretary), Samantha Swingle (President)

Douma (Treasurer), Brent Britton (Manager),

Directors absent: Mary Jane Douma (Treasurer), Craig Brundridge (Vice President),

Others present: Jake and his brother (#18), Jim (#9), Carl (#20), Larry (#8), Roger (#7), James (#9)

Notice of Meeting: Meeting time and place was established at prior meeting and via email and regular mail.

Determination of quorum: Yes.

Call to order: Meeting called to order by Samantha Swingle, at 10:03.

Minutes of Prior Meeting: Jack motioned to pass the minutes, Larry seconded. Minutes passed.

- **Treasurers/Financial Report:** Brent went over financials for previous year and proposed budget for 2016. Financials are in a separate report that was sent to homeowners via mail prior to this meeting. We were 1.1% over budget last year, mostly due to a water break in the 4th quarter that required concrete removal and replacement. Budget for 2016 includes the proposed 5% increase in dues. Budget also includes the purchase of a new hot water heater. There are a series of things that need repaired. Repairs will be prioritized by necessity. Carl motioned to accept the financials, Jack seconded. Motion was passed.

Old business:

-

New Business:

- There is a leak under the pool that causes a significant water loss annually. Fixing the pool leak would include ripping up all the concrete around it and tunneling underneath it according to Roger. Brent talked to a pool expert that suggested we drain the pool, fix the concrete, and then seal it. The concrete around the pool needs repaired as well.
- Discussion of utilizing the vacant land behind the west building. Many options were discussed (i.e. leasing it to the Marilac Clinic, splitting and selling, putting down grass). Utilizing this land in different ways will be explored throughout the year.
- One boiler needs replaced judging by the age of the boiler; however it is not acting up. Larry will look at the boiler as he has experience with boiler issues.
- Roger said he did not have heat for days. Larry suggested we purge the system. Brent will investigate the cause of the no heat and find a solution. This is possibly related to the boiler not working properly.
- One hot water heater has been shut down. Boiler inspector said it looks like the ignitor is rusting out. Larry is going to look at this boiler as well. He suspects cold weather may be causing the ignitor issues.

- Roof- The integrity of the roof is not in question however there is gravel on the roof that comes down into the gutters and makes them very heavy. We have to spend \$300-400 to spend clean the gutters out every year. It was decided that we will continue to clean the gutters annually and not look into replacing the roof at this time.
- Soffits are rusting and falling apart under walkways. Soffits have been partially replaced in the East building, however they are in bad shape overall. Brent will get bids for replacing the soffits. This will be a priority repair.
- Parking lot is in bad shape overall and needs completely coated. Brent will get bids on resurfacing the entire parking lot vs. patching the holes. Late spring early summer will be the best time to look at this project, however it is fairly time sensitive.
- Carport: the fascia needs cleaned and painted. Brent has budgeted for this and we will have this done in 2016.
- Stairs and walkways need power washed and painted. Brent will get bids on this R&M project.
- Brent is setting up a quarterly snaking schedule for the plumbing in hopes of alleviating some of the regular plumbing issues we are having.
- 5% HOA dues increase for 2016 will begin in May. Brent will send out new amounts to homeowners with meeting minutes.
- Larry Kempton has agreed to serve on our board as the Vice President by majority vote replacing Craig Brundridge.
- There is a cracked window in unit #4. This was replaced once and is now cracked again. Brent will contact the homeowner to see about fixing this window again.
- Utilizing the extra space in the parking lot by adding some visitor parking spaces was discussed. Possibly adding the spaces into the middle of the carport area and on the west side. Brent will bid this out when he bids out the parking lot repairs. Also, we will add signage to the parking lot and dumpster area to let people know the spaces and dumpster are for tenants only.

Other Business:

NOTE:

Next meeting: Will be set up at board meeting to follow Annual meeting. Homeowner's will be notified via mail.

Adjournment: Samantha motioned to adjourn at 11:57.