

10 March 2020

Board Members: Matt, Liz, Tristan, Wendy

Management: Shelby

January meeting minutes were lost, there was not really a formal meeting in February. So, no minutes were read.

Financial report: Discussion on Hughes' old unit. Have the past due dues come in? Not yet. We should check with title company. List of paid HOA fees provided. Checking on late fees. Discussion on late fees and when they accrue. 6% after 30 days.

Business: Discussion on the pressure reducing valve issue in building 1289. Do we want Jim Hill to put pressure reducer in 1289 for \$350 to \$400? Liz will reach out to neighbors to see if they are okay with reduction in pressure. Liz has final say on if it is done.

We need to make sure we have contact info for all #2's to make sure if an emergency for the crawl space is needed.

Catherine Bingham's unit issues—there appear to be broken beams underneath. They may sell or rent out her unit—not sure which yet. Discussion on floor beams. Discussion on how to fix for earthquake structuring.

Matt got insurance bids. Discussion on claims and deductibles. Current policy: Owner makes their deductible, their insurance then pays to the HOA's deductible, HOA insurance then takes over. There was not a large price discrepancy. Thoughts are to stay with current provider for now.

Mailbox door got fixed—unknown who did it. Post Office suggests changing to updated one in the future.

Broken fence: It appears the snowplow did it. Discussion on the fence down the driveway. Apparently, Twin Creek has sold again. Discussion on fence options and curbing. Wait until spring to work on repairs/replace.

Tristan brought in specs for new lighting in parking lots. LED lights, prices are similar for all. Platt Electric willing to do bids. Three lights to replace and one new one to add. With a discount, price will be about \$120 per light. Voted to do this. The bid first needs to be received and check into Logan City lighting rebate. We need to qualify for rebate before ordering lights. 4000K level lights voted on and accepted. Tristan will get a bid for lights and installation.

1289 #3 has a dog that they don't keep on a leash, 1269 #3 as well.

Adjourned 6:45. Next meeting at 5:30 for walk around. 4/14/20.