

3-1-2023 Board Meeting Minutes:

President Pederson called the meeting to order @ 1:54 pm with Connie Collette, Mike Peters, Robert Starkey, Howard Pederson, & A person with the screen name "Susan" who would not identify themselves when asked.

Property Manager Update:

- The Soft Water System is working properly once troubleshooting revealed a leaking bypass was not closed, causing hard water to leak into soft water downstream of the softeners.
- Lobby AC blower replaced and working properly.
- Thermostats in the lobby were not working together, staff turned off one thermostat allowing the other thermostat to manage the entire lobby.
- Fountain leaks fixed & ready for final painting.
- Pool System filtering system fixed and working with new filters that do not use D.E. clay. Will order a back-up set of filters. 4000 btu heater purchased for pool and 2-2000 btu heaters are being used to heat jacuzzies.
- Web Site up and running with many happy owners commenting on content.
- Parking Lot Re-seal schedule (+or -) 4-25-2023. Robert to pin down Contractor on starting date. Discussion about using a towing company for owners to contact to move their vehicle/boat. Another idea was to put together a waiver for owners to sign to have our employees move their vehicle/boat.
- Temporary Fence issues discussed regarding unit 109. Robert to talk to the owner about temporary options.

Amended Minutes:

- Point 3 Wording to be added to (owner would be billed if Site Six and Plumber determine the leak is "outside" the wall) Peter's made motion to change 2nd by H. Pederson No dissenting votes.

Site Six contract was signed by Tim Sullivan on Feb 3rd, 2023. Discussion around final billing fee will be paid by the HOA. HOA will add all leak inspection fees to homeowners HOA fees (if leak is determined to be outside the wall) and try to collect all funds from the owner of where the leak originated.

Code of Conduct: Motion made to implement a Code of Conduct for board members and passed as written. Peter's made motion 2nd H. Pederson. No dissenting votes.

Chair Improvement: Gaming chairs to be purchased 25 in total. HOA will buy chairs with Owners having the opportunity to buy chairs and apply an engraved plaque for \$600-650 dollars. Gold Star engraving to be contacted regarding engraved plaque. Looking into re-covering existing 12 chairs surrounding the men's coffee tables.

Charging Station: Short term fix is to buy an extension cord that can be used to charge Cars \$25 dollars Carts for 12 Dollars. Control of extension cord will be managed by the property manager along with collection of fee. Longer term plan to research the use of Federal Money to fund upgraded electric charging station.

Income Producing Ideas Discussed:

- Rows 5 & 6 are filled with permanently parked vehicles, boats and trailers in Common Own Area. The spaces filled permanently are potential revenue opportunities for using common owned area. \$50 dollars for half space & \$100 dollars for full space was suggested. President Pederson suggested poling owners on charging for the use of the Common Own Areas.

- Cell Tower to be placed on Roof of Queen Bays Towers or somewhere on property. Director Peters to contact "Wire Free" for more information.
- Dog registration fee enforced by placing HOA tags on the leash of owned pets.
- Solar Panels to reduce power bills. (P.M. Starkey currently checking into this)

Adding Expertise: Discussion on allowing qualified homeowners to bring expertise in the form of teams to consult the board on income producing or income saving ideas.

Treasury Report: Connie to update at next meeting 4-5-2023.

Open Board Seat: With Unit 527 being sold Board Member H. Pederson will be unable to finish term which is up at end of 2023. Need to find/recruit a new board member to take his place.

Meeting Adjourned by President Pederson @ 3:20 pm. Next meeting 4-5-2023.

Respectfully Submitted

Howard Pederson, Director