

1. CALL TO ORDER – 4:03 BOD and Lora Wright – Zoom meeting called to order
2. APPROVAL OF AGENDA - Approved
3. APPROVAL OF PREVIOUS MEETING MINUTES – April 22<sup>nd</sup> - Approved
4. COMMUNITY FORUM – None in attendance
5. INTERIM ACTIONS BY BOARD OF DIRECTORS – No items
6. OFFICER REPORTS
  - a. President
    - i. Items from Master Board Meeting
      - No new items to report. The next Master board meeting is scheduled 29Jul - Tennis court reservation system – use / Boat house use by non-residents
  - b. Treasurer
    - i. Operations budget status – No issues in May, expenses in line, tree fertilizer extra expense, roof expense, Gutter expense, some pest remediation. Contract for management – 3 year contract \$19 increase.
    - ii. Reserve savings status – In line. Good. CD review. May use reserve for landscaping as needed.
    - iii. Capital spending plan review/status - Landscaping
  - c. Secretary – Nothing to report
7. MANAGEMENT REPORT
  - a. Work order review/status – Work order summary document attached. Insect mitigation. Trim board needed to be replaced – poorly primed when installed. Getting three quotes on trim board replacement. One window trim replacement. Contractors are running long lead times.
  - b. Spring Walk-Thru Punch List review/status – Attached. Overview – Landscaping complete. Cultured stone complete. Garage doors in progress. Gazebo in progress. Deck maintenance. One deck to be redone, letter sent, owners will complete. Tree trim back to be quoted for trees/branches on roof lines. Gutter downspouts and fixes done. Gutter cleaning done, to be re-quoted for next cleaning (fall).
  - c. Outstanding payments/collections - None
  - d. Violations, Variances, Delinquents - None
8. OLD BUSINESS
  - a. No open items

1. Out of order item -Water monitoring system restarted for Timber Trail. May be running a little dry. Continue to monitor - Richard.
2. Lora – Re-send reserve study
3. More mulch needed for some units. Some extra mulch due to plant removal.

## 9. NEW BUSINESS

### a. Landscape committee

- i. Discuss side & backyard options/timing for several buildings on Timber Trail – Document attached. Review of process, options, and work done in 2017. Discussion of proposals. Efficacy of reseeding discussion.

May be better ground cover choice than forget-me-not. Get a re-quote and engage land-scaping committee. Meet with impacted owners. Agreed to proceed with process.

- b. Out of order – City to trim city owned trees in 2022
- c. Out of order – Question on record storage fees – monthly. Could be digitized. Might need to be reviewed. Board action.
- d. Copy fees – Lora to look at.
- e. 24 hour call service - monthly fee – \$100 emergency fee as well

## 10. ADJOURNMENT

## 11. EXECUTIVE SESSION

- a. Discussion with Doug Moores, KS Management, Quality Assurance Coordinator

Doug Moores joined meeting. Said his purpose is to gauge board satisfaction with KS and all sub-contractors. They are focused on exceeding expectations. Open dialogue with issues. Questions about 24 hour call service. Continuing service.

Accuracy of previous monthly financial reports. Now improved. Discussion of history, improvements. Dick reports good to go.

Small fees – Communications, copies, record storage. Change of processes to mitigate expenses. Board will look at records.

Go online with processes. Make suggestions for improvements.

Board members have access to special reporting.

Adjourn 5:24

