

# Cezanne Condominium Homeowners Association, Inc

## Annual Meeting Minutes

February 16, 2021

Meeting began at 6:01 pm.

### Introduction of the Board of Directors:

President: Brian Sledge  
Treasurer: Barb TerLouw  
Secretary: Gail Gnirk  
Member at large: Randi Levine  
Member at large: Michelle Will

### Introduction of Heritage Property Management team:

David Caldwell and Elizabeth Blevins

Members present: Randi Levine, Barb TerLouw, Gail Gnirk, Brian Sledge [3 units], and Michelle Will; 1 proxy was received [8 properties represented]

2019 Minutes were approved as written. M/S/C [HPM will post the approved minutes on the website.]

### Old Business:

- Special assessment was to pay for the replacement of the cooler lines, address the trees, and parking lot repairs. Suggestion that the Board continue to work on these issues.
- The HOA had some trees removed that will be invoiced.
- The HOA has gathered a bid for the parking lot repairs, however it is outside of the HOA's budget at this time.
- Peaceful Valley also completed some limb/tree removal after the last storm. There was a branch blocking the parking lot in the back.
- Karen with HPM can assist with reflecting what items have been addressed by special assessment funds vs regular maintenance items.

### New Business:

- Discussion on the landscape contract.
  - Brian was not happy with some of the work that the HOA has already paid for as well as the lack of communication.
  - Gail, Randi, Michelle and Barb all vote to approve the contract.
  - There are "off contract" items that will be separate of the contract.
  - HPM gathers bids for the Board to review.
  - HOA will sign another contract for 2021.
  - If there are issues the HOA or HPM can contact Ken to discuss further.
- Brian worked with the vendor and neighboring homeowner to remove some trees from behind the back parking lot.
  - Many of the vendors were several weeks or months out.
  - The HOA was on a cancellation list and a space became available on December 24<sup>th</sup> and the trees were removed.
  - A large root ball was filling up the irrigation pipe.
  - The neighbor originally agreed to participate in sharing the payment, however later decided not to.
  - All major issues have currently been addressed. There are some other trees in the HOA that need to be trimmed/removed.
  - The trees in the courtyard need to be addressed. They should not have been planted in this area as there are some issues with drainage. Replacement will need to be planned to prevent this from taking place again.
- Boilers

- The HOA received a report from the inspector that there are some issues with the boilers that need to be addressed.
- There have been repairs made in the past.
- Roberts Plumbing in the past has advised not to repair/replace this boiler as it will likely bring up other issues.
- Boiler A has a reported issue with the expansion tank and boiler C has a leak that needs to be fixed.
- Roberts Plumbing has been notified, however HPM has not yet received an estimate or other details.
- The HOA replaced an expansion tank a few years ago, which was not inexpensive.
- The HOA must address the issues indicated on the boiler inspection.
- Question about HOA's insurance – HPM will provide details to the Board.

Presentation of 2021 proposed budget:

- Any work completed in 2020 but invoiced/paid in 2021 will be reflected in the 2021 budget.
- Repairs and maintenance increased to \$3,000.
- Reserve contribution decreased to \$3,400
- Motion to approve the 2021 Budget as presented. M/S/C [HPM will post the approved budget on the website.]

Nomination of Board Members:

- All current Board Members agreed to remain on the Board.
- The floor was open for nominations.
- Motion to accept the slate of directors: Brian Sledge, Barb TerLouw, Gail Gnirk, Michelle Will and Randi Levine, as presented. M/S/C

Other business:

- Suggestion that the HOA have a preventative drain clean out near unit #12 to avoid issues. 2 times per year.
- Brian has requested an electrician to come out to replace the exterior lights in the back parking lot, courtyard and parking lot between 948 and 950.

The meeting adjourned at 6:57 pm

Minutes taken by  
Elizabeth Blevins  
Heritage Property Management