

Patterson Gardens Board Meeting

March 23, 2021

The meeting was called to order by Monty Luellen at 6:30 pm via phone conference call. In attendance were Board Members: Monty Luellen, Tom Sheldon, Barb Sundermeier, Ellen Wells, Carolyn Ridenour. Owners/Tenants: Therese Luellen. Absent: None

After review, Carolyn moved to accept minutes from previous meeting: February 24, 2021, 2nd by Barb, MSC.

Review Financials – Bank statements (February 2021)

1. Statements from Heritage for current dues paid, fines, etc.
2. Based on 40 units @ \$230/mo for 2021 dues, monthly income should be \$9,200* (However, some have pre-paid) Reminder: dues are now \$230. For those who pre-pay, need make sure all are paying the current dues vs the prior dues.
3. Review 2021 Budget

Ellen moved to accept financial reports, 2nd Barb, MSC.

COMMITTEE REPORTS:

Buildings (JP)

1. Need to verify status of gutters have been cleaned out.

Pool (Dave Lord - Pool "Maintenance"; Phil – Pool "Housekeeping")

1. With the restrictions for covid possibly being lifted, may re-visit opening the pool this year. If the Board determines the pool can re-open, a new liner will need to be ordered and this will take approximately 2 months to get it in.

Welcome packets (Elizabeth)

1. No news.

Grounds

1. Materials for trash enclosure have arrived and are in pool house storage
2. The stump for the tree that was removed has been ground.
3. We are still on the list for Xcel to remove the tree North of building 7.
4. Irrigation Pump is ready for the season.

Ellen moved to accept all reports, 2nd by Tom, MSC.

BUSINESS ARISING FROM MINUTES/EMAILS/OLD BUSINESS:

- Five (of nine required) Policy and Procedures have been approved and are posted on the Heritage website:
 - Collection of Unpaid Assessments (signed 5/2019)
 - For Covenant Enforcement (signed 9/2018)
 - For Investment of Reserve Funds (signed 2/2021)
 - For Conducting Owner and Board of Director Meetings (signed 2/2021)

- For Handling Conflicts of Interest (signed 2/2021)
- Review and approve final four Policy and Procedure:
 - Adoption and Amendment of Policies
 - Dispute Resolution
 - Inspection and Copying of Association Records
 - Reserve Study Policy ** This policy needs more attention to complete details
- Talked about the upcoming study from the city regarding “no left turns” from Patterson Gardens. The city’s plan is eliminate crossing Patterson Road. This may be a moot point due to lack of city funds; but it is being planned.

Tom moved that we approve first 3 policies and postpone the Reserve Study policy; 2nd by Ellen, MSC. Monty will get the policies signed and turned in to Heritage.

NEW BUSINESS:

- Discussed whether Board meetings need to be monthly or if we could change to bi-monthly. Tom moved that we formally meet bi-monthly beginning May 2021 through the end of the year unless a special meeting is needed. 2nd by Barb, MSC.

Next Board Meeting: Tuesday, May 25 at 6:30 pm via phone conference

Meeting adjourned 7:20 pm

Respectfully submitted,

Therese Luellen, PGHOA Secretary

PGHOA Board of Directors

Monty Luellen, President – email: luellen0399@msn.com

Tom Sheldon, Vice President – email: tom@giradio.com

Barb Sundermeier, Treasurer – email: sundermeierb@gmail.com

Ellen Wells, At Large – email: ellenwells2009@yahoo.com

Carolyn Ridenour, At Large – email: yeoldbiddy1@yahoo.com