

Patterson Gardens Homeowners Association

Annual Meeting Minutes

November 19, 2019

Meeting began at 6:32 pm.

Meeting minutes were approved at the
November 17, 2020 Annual Meeting.

Introduction of Board of Directors:

President: Monty Luellen
Vice-President: Tom Sheldon
Treasurer: Barb Sundermeier
Board Member: Ellen Wells
Board Member: Carolyn Ridenour

Members present: Monte & Therese Luellen, Tom Sheldon, Ellen Wells, Barbara Sundermeier, and Carolyn Ridenour; 2 proxies were received.

- Quorum was met [4 required; 6 properties were represented in person or by proxy]

Introduction of Heritage Property Management team:

David Caldwell & Elizabeth Marvin

2018 Minutes were approved as written. M/S/C [Approved minutes will be posted to website.]

Old/Unfinished Business - none

New Business

- Board accomplishments for 2019:
 - Replaced roofs on all units (unexpectedly, insurance paid majority)
 - Trees removed in spring, new trees planted to replace
 - Pool re-opened
 - Keyless entry added
 - 1 problem with vandalism early on
 - 1 party reservation
 - Furnace repaired
 - Auto-time lights installed in the bathrooms
 - Major water break in building 4 (insurance reimbursed a portion of the cost)
 - Foundation Repair inspections (building 1 and 4)
 - Oopsy Poopsy - hired pet waste cleanup service (due to ongoing problems)
 - Continue to pay down loan (from painting complex), strong relationship with the bank
 - Better online presence with HPM - Newsletters, Meeting Minutes, Financials, Rules & Regulations, Forms (Registration, Pet Registration and Architectural Request), etc.
- Goals for 2020:
 - Insurance rates subject to increase due to roof replacement and leak repair claims
 - Foundation repair to front area of Unit 403 (from water damage)
 - Ash boar in several trees - need tree removal service and will replace with new trees
 - Bids for pavement repair/replacement
 - Bids for parking lot re-striping/numbering
 - Irrigation repair/replacement
 - Pool:

- Salt system to replace chlorine treatments
- Main door (closure)
- Repair/replace patio doors
- Surveillance camera system
- Paint - inside and outside
- Outside lights -LEDs
- Pool liner
- Ladder
- New street sign for Patterson Gardens
- Perimeter fence (repair and re-stain)
- Continue ground cleanup
- Build enclosure around dumpsters
- Mailbox numbers (for clarification)
- Reduce water consumption
- Re-configure downspouts/gutters
- Pool will be open from May 1st to September 30th for the 2020 season.
 - Only 2 entry codes were recorded in October this year.
 - Units will use the same code from last season
 - Comment that it seems most owners/tenants want to follow the rules
- Discussion on short term rentals (AirBnB, etc.). The CC&R's do not currently prohibit this however they could be amended if it becomes necessary.

Presentation of 2020 proposed budget.

- The Board of Directors has voted to increase the dues by 5% for 2020. Effective 1/1/20 monthly dues will be \$220.
- Proposed budget approved as written. M/S/C [Approved budget will be posted on website]

Nomination and election of Board Members:

- Monty and Ellen's terms will both continue until 2020
- Barb and Carolyn's terms will both continue until 2021
- Tom volunteered to serve another 1 year term
- Vote to elect Tom to serve another term. All in favor with none opposed.

The meeting adjourned at 7:01 pm.

Minutes taken by
 Elizabeth Marvin
 Heritage Property Management