

Patterson Gardens Board Meeting

May 19, 2020

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, John (JP) Phillipe. Absent: none

Barb moved to approve Minutes from previous meeting: April 28, 2020; 2nd by Ellen, MSC

Review Financials – Bank statements (April 2020)

1. Statements from Heritage for current dues paid, fines, etc.
2. Bookkeeper prepared additional info for clarification of units “behind” in dues or fees
3. Review 2020 Budget

Ellen moved to approved financial reports, 2nd by Tom, MSC.

COMMITTEE REPORTS:

Buildings (JP)

1. Monty received two quotes for building trash enclosure and will investigate further.
 - Need to add signage regarding dumping
 - Due to the volume of trash filling the 2 current dumpsters, Ellen suggests we need a third dumpster or an extra weekly pickup (increasing to 3x per week) or change one of the current dumpsters to a larger dumpster? Monty check into the associated costs.
2. Need to paint unit numbers and lines between cars. Tom knows someone who does asphalt striping. Monty will follow up to see if we can get a bid.

Pool (Dave Lord - Pool “Maintenance”; Phil – Pool “Housekeeping”)

1. The pool will remain closed pending further action from the state. We will re-visit at the next Board meeting.
2. Discuss installing exterior photocell LED lights around pool. Monty will reach out to Barnes Electric and see if they will give us another bid or honor the prior bid. Tom moved that if the bid is less than \$2000 then we move forward, 2nd by Ellen, MSC.
3. Dave Lord will continue light maintenance (shock treatment occasionally) to keep the pool clean.

Welcome packets (Elizabeth)

1. New owners – none
2. Units for sale – 1002 (expect to close by end of month)

Grounds

1. Status of PG perimeter fence – nearly complete. Board wondering if the fence will be stained on the back side as well as the top and bottom of the pickets.
2. Elm seed bugs – Monty contacted Mike with Mountain States Tree Service regarding elm seed bugs on buildings. Since tree service does not take care of buildings contacted Terminex. They recommend treating June, July, Aug & Sept (at a cost of \$175 per building

per time treated). Board agrees to ask Elizabeth to send letters to neighbors who have elm trees to ask them to treat their trees and to request a response by June 1 so that we can determine if we should utilize Terminex services beginning in June.

3. Mountain States will look at big cottonwood tree near building 7 to assess. Barb said there are a few other trees that need to be trimmed (either by Phil or Mountain States). She will get a list of the trees to Monty.
4. Phil says new irrigation pump is working well.

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

BUSINESS ARISING FROM MINUTES/EMAILS/OLD BUSINESS:

None

NEW BUSINESS:

1. Should the HOA only allow authorized people on the roofs? (i.e. licensed, bonded, etc). Barb suggests we ask Heritage to check with our insurance company to find out the correct protocol.

Next Board Meeting: Tuesday, June 23 at 6:30 pm via phone conference.

Tom moved to adjourn at 7:30 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