

Patterson Gardens Board Meeting

July 27, 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, Barb Sundermeier, Ellen Wells, Carolyn Ridenour. Owners/Tenants: Therese Luellen, JP. Absent: Tom Sheldon

After review, Barb moved to accept minutes from previous meeting: May 25, 2021, 2nd by Ellen, MSC.

Review Financials – Bank statements (May & June 2021)

1. Statements from Heritage for current dues paid, fines, etc.
2. Review 2021 Budget

Ellen moved to accept financial reports, 2nd by Carolyn, MSC.

COMMITTEE REPORTS:

Buildings (JP)

1. Termite inspection – planning to do toward end of September.
2. If can't get into a unit on date assigned, will cost \$42 per unit to return for inspection.

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

1. Pool liner and steps – Monty has talked with Watermark and we are on their schedule (but no confirmed date). Steps will have to be done first. Original estimate of cost for project was about \$6000. Not sure what costs will be going forward.

Welcome packets (Barbara B)

1. Unit sold 1002 this month, 804 sold last month. Not aware of any other units for sale.

Grounds

1. Tree has been removed (N side of building 7) and has been paid in full

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

BUSINESS ARISING FROM MINUTES/EMAILS/OLD BUSINESS:

- Reserve Study Policy ** This policy is ready for final approval (It is the last of the 9 required policies).
- Spring clean-up time – carports, patios (Phil?) Letters have gone out to some units.
- Signage for new trash enclosure has been put up and has been paid in full

NEW BUSINESS:

- An owner 703 requested a "special variance" for a window-mount air conditioner due to health issues. Owner was asked to write a letter to the board to request install, Heritage to keep on file. Board discussed reminding owners to complete Architectural Committee

form for major changes such as this. Any changes to the structure of any unit at Patterson Gardens must be approved by the Board & AC. In this instance, the Board requested that paperwork be provided to Heritage along with letter from doctor. Carolyn moved to approve request with stipulations, 2nd by Barb, MSC

- Discuss 903 request for recycling (Suggest looking into recycling on his own and they should take it themselves.)

Next Board Meeting: Tuesday, September 21, 2021 at 6:30 pm (via phone conference)

Meeting adjourned 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