

Cezanne Condominium Homeowners Association, Inc

Annual Meeting Minutes

November 13, 2018

Meeting began at 3:35 pm.

Introduction of the Board of Directors:

President:	Brian Sledge [3 units]
Treasurer:	Barb TerLouw
Secretary:	Gail Gnirk
Member at large:	Kelly Berg [absent/3 units]
Member at large:	Michelle Will [proxy]

Members present: Barbara Mikesell; 2 proxies were received [9 properties represented]

2017 Minutes were approved as written. M/S/C [HPM will post the approved minutes on the website.]

Old Business:

- Discussion on reserve study - the HOA needs a vendor's opinion on the lifespan of coolers, boilers, trees, roofs, etc
 - HPM will schedule the roof to be evaluated (there do not seem to be any issues currently)
 - HPM will assist the Board in gathering bids/opinions for the lifespan of these items as well as the cost of repair and/or replacement
- HPM will gather insurance proposals from carries once the current claim is completed
- Discussion on Landscaping
 - It was discussed that in the future the HOA may want to avoid planting landscape items that require watering. Drought resistant options are available.
 - Tree roots creating several issues around the HOA, some are safety hazards
 - Peaceful Valley took out some dead trees
 - Some of the trees were also treated for aphids in the spring, this annual treatment may need to continue.
- Patio replacement - past discussion indicated that the patios may be replaced over several years if the funds were available in the budget. However as they are not currently a safety hazard the HOA may repair them as needed instead of replacing them at this time.

New Business:

- Discussion on the HOA vs homeowner responsibility as defined in the CC&R's.
 - It was suggested that the Board draft a proposal to present to homeowners regarding changes to the CC&R's to address these issues.
 - CCIOA has some direction in this area
 - HPM will work on a rough draft scheduled to be presented by May 2019
- Irrigation pipe behind 948 and 950
 - This does not belong to the HOA, however it has been a continued problem and caused flooding of the parking lot and courtyard.
 - Belongs to the homes that border Cezanne Court HOA

- Tree roots from the row of trees have penetrated the line and caused significant damage. The trees also belong to the neighboring homeowners.
- Additional research is needed on this issue. Gail will begin this research and report to the Board on her findings
- HPM will gather proposals on repair/re-pavement of the parking lot
- Roberts Plumbing made a repair to the boiler switch in Building B. Building A and C are both on and functioning properly.
- The water line to the coolers will need to be replaced in the spring due to the early freeze this fall. Some repairs were made last spring to these lines.
- Discussion on internet service to the units
 - There have been some issue with the internet
 - The buildings have old cable which may need to be replaced at some point
 - If there are issues the homeowners will be responsible to run the correct lines in a way that does not impact the exterior of the building.
 - Basic service is available to all units currently
- Questions from owners of Unit #21
 - There does not seem to be structural issues with the cracks in the floor. The owner will be provided information to contact a structural engineer for verification. The cracks have likely been there for years.
 - All units have assigned parking spaces that have been in place since the complex was renovated.
 - The parking space in front of Unit #21 is an assigned service vehicle space.
 - If there are issues with parking notify HPM or the Board. The Board may look at parking permits if issues persist.
 - Damage to stucco - the HOA will need funds to address these issues, however will contact a vendor for a repair estimate.

Presentation of 2019 proposed budget:

- Insurance deductible will need to be added to Repair and Maintenance for 2018
- Gas and Electric have been separated as separate line items
- Trash service has been changed to a different vendor and pickup will be on Fridays
- Some of the Board members feel that any special assessment will need to specify exactly what the funds will be allocated for according to a reserve study
- Discussion on increased postage and check fees. HPM will make automatic payments vs mailing checks where possible.
- Motion to approve the 2019 Budget with the corrections stipulated above. M/S/C [HPM will post the approved budget on the website.]

Nomination of Board Members:

- All current Board Members in attendance agreed to remain on the Board for 2019
- The floor was open for nominations. No nominations were received.
- Motion to accept the slate of directors, of all current Board Members, as presented.
M/S/C

The meeting adjourned at 5:35 pm

Minutes taken by
Elizabeth Marvin
Heritage Property Management