

Patterson Gardens Board Meeting

May 25, 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, Ellen moved to accept minutes from previous meeting: March 23, 2021, 2nd by Barb, MSC.

Review Financials – Bank statements (March and April 2021)

1. Statements from Heritage for current dues paid, fines, etc.
2. Review 2021 Budget
3. Need to follow policy – anyone who is behind by 30 days (or more) should be automatically billed for the \$50 late fee.

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

COMMITTEE REPORTS:

Buildings (JP)

1. As it has been 2 years since the last Termite inspection, this really must be done this year. Monty/JP will reach out to bug guy to check on his availability?

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

1. Pool liner – discussed whether to order due to covid. Ellen said guidelines are different for indoor pools than for outdoor pools. We don’t have anyone to help stay on top of the required cleaning. Tom feels we need to at least order the liner to show “good faith” that we are working to open the pool. All agreed this must be done so that the pool can open by next season. Need to get the salt water system in place too. Monty will talk with Scott at Watermark to find out costs and timeline for ordering by around November.

Welcome packets (Barbara B)

1. New owners in 804; closing this Friday.
2. Need to find out what percent of owners is vs. tenants. Barb S will follow up with Heritage. (Need to look at the insurance policy to make sure rates won’t be adversely affected.)

Grounds

1. Staining the for trash enclosure should be complete in the next week or so.
2. Xcel has trimmed top of tree (N of Building 7) back by 8 feet. Need to decide what to do next with the rest of that tree. We have a bid from McKay Tree Service to take it down for \$6000.00. Tom moved that we accept the bid to remove the tree, 2nd by Ellen, MSC.

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

BUSINESS ARISING FROM MINUTES/EMAILS/OLD BUSINESS:

1. Eight (of nine required) Policy and Procedures have been approved and are (or will be) posted on the Heritage website. The Board reviewed the Reserve Study Policy and agreed on numbers and goals. Tom moved that we accept the numbers as a preliminary plan and that we run this by Heritage before final approval to make sure we are on the right track, 2nd by Barb, MSC.

NEW BUSINESS:

1. Spring clean-up time – carports, patios. Suggest giving a checklist to Phil of things to look for as he is on the grounds daily and could check. If he finds any areas of concern, let Heritage know (Put in next newsletter)
2. The Board authorized spending up to \$100 for signage for new trash enclosure area.

Next Board Meeting: Tuesday, July 20, 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: yeoldbidy1@yahoo.com