

# *Patterson Gardens Board Meeting*

## *January 19, 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, Tom Sheldon, Ellen Wells, Carolyn Ridenour. Owners/Tenants: Therese Luellen, John (JP) Phillipe. Absent: None

Review and approve Minutes from previous meeting: October 20, 2020 Ellen moved, Carolyn 2nd

Review Financials – Bank statements (October thru December 2020)

1. Statements from Heritage were not available; will review for current dues paid, fines, etc.
2. Review 2021 Budget
3. Discussed the status of the error for funds transfer to Xcel. Talked about if there is a way to “cap” our billpay limit to \$2500. Since there is not, Ellen moved that we go back to writing checks for all bills and require 2 signatures for amounts over \$2500, 2<sup>nd</sup> by Tom. MSC.

### **COMMITTEE REPORTS:**

#### Buildings

1. Talked about changing termite control provider from Terminex due to staffing and price changes. Will request bids.
2. Leaves were cleaned out of gutters, but need all units re-checked. Let Monty know if any specific areas of concern.
3. Discussed WiFi and security cameras for whole grounds including pool house. JP recommended six cameras on pool building. For approximately \$500, this would not be connected to WiFi, but the system would be able to record.

#### Pool

1. Discussed keeping pool closed for 2021. Agreed the only way to open is if monitored to maintain social distancing, etc. We will wait to order new pool liner until next year. Phil will continue checking weekly.
2. Delay painting outside of pool house
3. Delay changing to salt water system until 2022

#### Welcome packets

1. New owner for 204
2. Units in Building 5 and 8 soon available

#### Grounds

1. Received bid for irrigation controller with cellular service. Monty recommended considering that we proceed with this first step with the understanding this will be an ongoing upgrade project over time. Tom moved to accept the bid for the controller, 2<sup>nd</sup> by Barb, MSC. Monty will follow up to see if the cellular service would be compatible with future plans for the pool security cameras.
2. Mountain States gave a bid to remove the tree in front of building 9. Phil trimmed a tree that was blocking the light in front of lamp post.

3. There has been no further response from owner in Building 10 who was going to bid on a fence enclosure for the trash area.

Tom moved to accept all reports, 2<sup>nd</sup> by Barb. MSC

**BUSINESS ARISING FROM MINUTES/EMAILS/OLD BUSINESS:**

- None

**NEW BUSINESS:**

- Discussed moving annual meeting to February 2022 vs. November 2021 with the advantage of having a full year financials. Tom moved that we change the date for the annual meeting to February; Ellen 2<sup>nd</sup> MSC
- City's Access Control Plan – the West Entrance will become a right turn in/right turn exit only; East Entrance will become a right turn exit only. This will go before the planning commission in February, but the city does not have funds to proceed in the immediate future.

**Next Board Meeting:** Tuesday, February 23 at 6:30 pm via phone conference

Meeting adjourned 7:26 pm

Respectfully submitted,

Therese Luellen, PGHOA Secretary

**PGHOA Board of Directors**

Monty Luellen, President – email: [luellen0399@msn.com](mailto:luellen0399@msn.com)

Tom Sheldon, Vice President – email: [tom@giradio.com](mailto:tom@giradio.com)

Barb Sundermeier, Treasurer – email: [sundermeierb@gmail.com](mailto:sundermeierb@gmail.com)

Ellen Wells, At Large – email: [ellenwells2009@yahoo.com](mailto:ellenwells2009@yahoo.com)

Carolyn Ridenour, At Large – email: [yeoldbidy1@yahoo.com](mailto:yeoldbidy1@yahoo.com)