

# *Patterson Gardens Board Meeting*

## *November 23, 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, JP . Absent: None

After review, Ellen moved to accept minutes from previous meeting: September 21, 2021, 2<sup>nd</sup> by Carolyn, MSC.

Review Financials – Bank statements (September & October 2021)

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

Ellen moved to accept the financial reports; 2<sup>nd</sup> by Barb, MSC.

### **COMMITTEE REPORTS:**

Buildings (JP)

1. Termite inspections completed. Termite evidence seen in 601 & 801 - See report
2. Also, noted water issues (dampness in crawl spaces 402/401/201 & sw corner building 100 – gutter needs fixed
3. Discussed proposal to cover whole complex for termites: \$13,000 first year (to set everything up), then \$4000 annually thereafter. Board recommends annual inspections as we have done.

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

1. Before ordering pool liner, Monty talking with Watermark about getting a price to fill deep end of pool with gravel or sand so that maximum depth is 5’ and minimum depth is 3’. Tom moved to proceed with all plans for the upgrade of the pool including new liner, steps, and salt system generator; 2<sup>nd</sup> by Ellen. MSC
2. Should be on target to open May 2022
3. Phil is interested in painting the poolhouse (inside/outside) if we want him to do so

Welcome packets (Barbara B)

1. New owners?
2. Units sold? 701 & 904
3. Units for sale? An owner in Building 1 recently passed away

Grounds

1. Clayton has made one final sweep to pick up leaves
2. Status of trees growing too close to the foundation (Front of Buildings 2, 5 and 9)? (need to be removed by next spring – need Barb to send letters)
3. Phil is working on cleaning out gutters. He strengthened the supports on the “new” trash enclosure. Everything has been winterized.

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

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

- Status of carports – 404 hasn’t put stuff back in storage since the termite inspection. Ellen called Barb about several units that are not in compliance. Tom moved that going forward, all violation letters be sent in triplicate (one to the owner, one to the tenant and one (emailed to the Board), 2<sup>nd</sup> by Ellen, MSC.
- Status of Grant Funding for asphalt resurfacing/replacement.
- Status of registration forms for residents/owners? Pets registered? (dog 803 - Seems to be excessive poop area – extra fee? Cat 1001?)
- Dryer vents need to be cleaned (esp bldgs. 7 & 10?)
- Air conditioner unit for 703 will be prepping this winter.

**NEW BUSINESS:**

- Per Barb B – we are in “good standing” with the State of CO (DORA) with regard to our HOA.
- Ellen moved to increase dues by 5% effective January 1, 2022, 2<sup>nd</sup> by Barb, MSC.

Annual Meeting Feb 2022	Position	Term	Action
Monty Luellen	President	2021-2023	
Tom Sheldon	Vice President	2020-2022	Resigned
Barb Sundermeirer	Secretary/Treasurer	2019-2021	
Ellen Wells	At Large	2021-2023	
Carolyn Ridenour	At Large	2019-2021	

- Tom Sheldon has asked to step down from serving on the Board. Barb S & Carolyn R terms end with the Annual Meeting
- Since Monty & Therese now own 2 units in Patterson Gardens, Therese is able to vote separately. Would the Board consider allowing Therese to serve on the Board in an official capacity to be determined at the Annual meeting by membership vote?
- We need at least two more owners from Patterson Gardens to serve a 3 year term. Suggestions?

**Next Board Meeting:** Tuesday, January 18, 2022 at 6:30 pm (via phone conference?) At January meeting, we need to prepare annual budget, review Goals & Accomplishments.

**Annual meeting: Tuesday, February 15 at 7:00 pm at Heritage Office.**

Meeting adjourned at 7:40 pm

Respectfully submitted,

Therese Luellen, PGHOA Secretary

**PGHOA Board of Directors**

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