

Patterson Gardens Board Meeting

September 20, 2022

Monty called the meeting to order at 6:30 pm

Reviewed Minutes from previous meeting: July 26, 2022. Diane moved to accept the minutes; 2nd by Ellen.

Termite inspection has moved from September 22 to September 29.

Review Financials – Bank statements (July & August 2022)

1. Statements from Heritage for current dues paid, fines, etc.
2. Review 2022 Budget – The annual budget for pool supplies, pool maintenance & pool repairs is \$13,500. JP asked about the current terms on the CD's and the money market account. We have one 5-year CD which will mature January 24, 2024 with an interest rate of 1.15%. Both the Money Market and Savings Account are earning .08%. Loan has an outstanding balance of \$26k. Loan matures January 5, 2024 at 3.15% Monty will check with Home Loan to see if we can do better.

COMMITTEE REPORTS:

Buildings (JP)

1. General maintenance – here is a list of what needs to be done:
 - a. Privacy walls need to be repaired and painted – Xcel needed a wall taken down between 902 & 903 to work on a meter. Looking at trying to repair/replace/paint for all units; but specifically building 9.
 - b. Regarding moisture under building 4 – Phil temporarily shut off sprinklers to bldg 4 & opened the vents. There are also a couple of fans running. SW corner has a lot of issues.
 - c. Termite inspections should be done on September 29. Need to make sure we have access to crawl space in Building 3, Building 2, Building 4 and Building 5.
 - d. Phil trimmed branches on Building 9, will check on trimming branches on Building 4. Barb suggests adding gutter covers – pine needles are so long from the evergreen tree. 404 is plugged by carport. Bush was trimmed by 704, but needs to be trimmed even more.

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

1. Pool is to close September 30. Heritage making sign to post. Monty will talk with Dave Lord to see if salt generator needs to continue running.

Welcome packets (Barbara B)

1. New owners?
2. Units sold?
3. Units for sale?

Grounds

1. General maintenance

- a. Status of trees too close to foundation that must be removed – Monty talked with 502 & he finally seems to understand it needs to come out within the year. Other trees still need to come out as well.
- b. Trees previously approved for removal by Mountain States Tree Service will be removed this fall (by Building 10 & Pool House). Will also have bush by driveway of 704 removed.

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

BUSINESS ARISING FROM MINUTES/EMAILS/OLD BUSINESS:

1. Reserve Study – Barb S & Diane had offered to look over. They were able to get started going through it and are working with Karen at Heritage. Planning to address the “big ticket” items and putting into a spreadsheet. (Painting the buildings, replacing roofs, asphalt, perimeter fencing, irrigation system). Needs to get square footage information and costs at the time of last repair. Plan to present findings at the Annual Meeting.
2. The state is currently offering an incentive of \$1 to \$3 per square foot for converting to xeriscape. We need to check into these options.
3. Phil has started painting new storage unit; not yet finished. Monty is going to try to assist this weekend.
4. Phil has gotten numbers put up on the parking stalls in RV area.
5. Still need to get sign that says “Not responsible for loss or damage” in RV lot.
6. Status of numbering mailboxes? Diane found a site where she can order 1-1/2” self-adhesive vinyl numbers for CBU (Cluster Box Units). Will keep us apprised of findings.
7. Still need to do a grounds inspection – Monty talked with Barb B. at Heritage. Heritage has said they will make routine compliance checks for a fee of \$35 per hour (1 hour minimum) which they can do when they make other HOA compliance check inspections. If Board wants them to do this service, need to decide how often (quarterly? Semi-annually?). Pay the fee for what needs done now checking front and back which will take longer than the minimum hour this will give a baseline. Then can check on the “hot spots”.

NEW BUSINESS:

1. Heritage will put together next annual meeting for February 2023
2. Reviewed review and approve mandatory changes to two policies per House Bill 1137 wording. (P&P for Covenant Enforcement and for Collection of Unpaid Assessments)

Next Board Meeting: Tuesday, November 22, 2022 (this is right before Thanksgiving) at 6:30 pm (via phone conference?)

Meeting adjourned at 8:15 pm.