

Patterson Gardens Board Meeting

September 21, 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, Carolynn moved to accept minutes from previous meeting: July 27, 2021, 2nd by Tom, MSC.

Review Financials – Bank statements (July & August 2021)

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

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

COMMITTEE REPORTS:

Buildings (JP)

1. Termite inspection – coming up September 23. Notices have been sent to all owners and posted on every door (twice).

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

1. Pool liner and steps – Monty has talked with Watermark. Project is scheduled to begin within the next 2 weeks. First is pouring the steps. After dry, then, measure for liner, order liner and install. Target to re-open by May 1, 2022. Original estimate of cost for project was about \$6000. Not sure what final costs will be.
2. Talked about replacing water heater (it is about 10 years old) in Poolhouse showers with tankless (“on-demand”) water heater when time comes to do so. Getting estimates and will make sure replacement will be up to code.

Welcome packets (Barbara B)

1. New owner in 804?
2. Units sold? 701
3. Units for sale?

Grounds

1. Phil is treating the ash trees for bores.
2. Looks like about 3 different trees need removed (by building 10, 9 and the Pool House). Would like to plant new trees to replace, but not sure where or what kind. As there are not any of these trees in danger of causing damage, table discussion until next fall. Also, trees are growing too close to the foundation of Building 2, 5 and 9. Although they are considered to be on the individual unit vs the common area, they need to be removed for the safety of the buildings. Board will do a grounds inspection for these and other issues to be addressed.

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

BUSINESS ARISING FROM MINUTES/EMAILS/OLD BUSINESS:

- Our rules and regulations state that dogs are limited to no more than 25 pounds. Seems there may be larger dogs/puppies in the complex. Talked about increasing cleanup rates for larger dogs since they leave larger messes? Ultimately, they should not be allowed.
- Carports need to be cleaned and kept clean.
- Status of variance request for window a/c: Will need a condenser on outside (not a window a/c). Will not need to do until next spring. Paperwork has been provided to Heritage.
- The Reserve Study Policy was previously approved (it is the last of the 9 required policies) and is ready to be signed.

NEW BUSINESS:

- Barb was asked to gather more information about a possible grant she had heard about for re-surfacing the parking lot.

Next Board Meeting: Tuesday, November 16, 2021 at 6:30 pm (via phone conference)

Meeting adjourned at 7:20 pm

Respectfully submitted,

Therese Luellen, PGHOA Secretary

PGHOA Board of Directors

Monty Luellen, President – email: luellen0399@msn.com

Tom Sheldon, Vice President – email: tom@gjradio.com

Barb Sundermeier, Treasurer – email: sundermeierb@gmail.com

Ellen Wells, At Large – email: ellenwells2009@yahoo.com

Carolyn Ridenour, At Large – email: yeoldbiddy1@yahoo.com