

Patterson Gardens Board Meeting

June 23, 2020

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, Ellen Wells, Carolyn Ridenour. Owners/Tenants: Therese Luellen, John (JP) Phillippe. Absent: Tom Sheldon

Ellen moved to approve Minutes from previous meeting: May 19, 2020; 2nd by Barb, MSC

Review Financials – Bank statements (May 2020)

1. Statements from Heritage for current dues paid, fines, etc.
2. Bookkeeper prepared additional info for clarification of units “behind” in dues or fees
3. Review 2020 Budget

Ellen moved to approved financial reports, 2nd by Carolyn, MSC.

COMMITTEE REPORTS:

Grounds

1. PG perimeter fence complete. Discuss and vote on request for final payment. Barb moved that we pay the final balance due, 2nd by Carolyn, one voted yes by order of proxy. One member voted against. MSC by majority.
2. Elm seed bugs – response to letters sent by Elizabeth – Large elm trees may have been volunteer trees behind property line? (Other property owners claim not theirs) What to do? Mountain States Tree Service to remove largest of trees this fall? Also, Mountain States will cut back big cottonwood tree near building 7 by about 20 feet (this fall) as well as trimming others.
3. FYI: Phil says having problems with somebody messing with the extra sprinklers that he has set up behind building 10. They have unscrewed the head and have broken it.
4. Clayton not “impressed” with Oopsy Poopsy service. Need to know where so that we can ask them to focus on problem areas.

Buildings (JP)

1. No updates regarding status for bids to build trash enclosure and adding signage.
2. Monty will ask Phil to put trimmings in trash night before pickup. Otherwise, 3x week pickup is working better.
3. Numbers and lines between cars to be painted this week
4. Barb had asked Phil to check out under building 4. Reports all is dry and ok.

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

1. Discuss pool options – remain closed this season? Discussed cost to replace liner (new liner and adding concrete steps for about \$5500 since pool may not be used this season) versus about an extra \$400 to \$500 to “clean up now.” If we drain, it will “force our hand” to get a new liner. Board recommends waiting on new liner and have pool cleaned for this year. Will re-visit replacing liner next year.

2. Exterior LED lights installed around pool (one “dark” area still on SW corner?) Monty talked with Barnes electric – will cost \$500 to add one more light. Board unanimously approved adding additional light.

Welcome packets (Elizabeth)

1. New owners – none
2. Units for sale – none

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

BUSINESS ARISING FROM MINUTES/EMAILS/OLD BUSINESS:

1. None

NEW BUSINESS:

1. Monty & JP are planning to meet with Best Buy and Spectrum regarding a Wi-Fi system. This is necessary in order to go forward with wireless cameras in pool area, on grounds and to work with future changes in irrigation system.

Next Board Meeting: Tuesday, July 21 at 6:30 pm by phone conference.

Barb moved to adjourn 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