

# **PARK RIDGE TOWNHOMES ASSOCIATION, INC.**

Board Meeting Held October 11, 2018

## **M I N U T E S**

The meeting was called to order by Judy Shoffner at 2:15 PM. Present were Judy & Jack Shoffner, Mim & Bob Rapp, Larry Lichthardt, Marilyn Montoya and Tracey Heritage, our manager.

Judy reported that the final cost of roof replacements came to \$44,769 which leaves \$16,601 in our savings account. Tax on gains at Edward Jones is estimated to be \$3800, due next spring.

Judy will ask Terry to blow out the irrigation soon as weather is changing. He will still need to mow once or twice. He has handled the lawn care within the budget so far. Maintenance costs will be a bit over the amount we had planned.

It appears the check for painting sent to Don Lomax was lost in the mail. Tracey will follow up and, if necessary, stop payment and re-issue.

As part of the cooler shutdown next Monday, the gutters that need it will be cleaned out. Several are covered and some others have little leaf clutter.

Countryside did diagnostics on the French drain by using cameras. They identified major blockages caused by roots and rocks. This could become a major digging project which needs to be budgeted for.

Income tax preparation & taxes were also not in the current budget

Marilyn proposed an increase of \$10 per month to address these items next year. Tracey pointed out that mortgaggers expect 10% of income held in reserve, about \$2K for us. That would require a bigger increase than \$10 per unit each month.

Tracey indicated she could continue our management at the current \$200/month level if the Board continues to help with some tasks.

Jack, Marilyn and Kathi will be our nominating committee. Potential list would propose Marilyn for President, Kathi as VP and Judy to be secretary. Bob assured everybody that he would continue to consult on engineering items.

Tracey will solicit landscaping bids sooner this year. Bob will get info about replacing the irrigation pump. Judy is looking to replace the old clock we have. The space between Bensley & Pewters needs rock; other areas need a bit as well. The dead tree on Greenbelt needs removal. Bids should be presented at the annual meeting, scheduled for Jan. 17, 2019.

Meeting adjourned at 3:15.