

Patterson Gardens Board Meeting

November 22, 2022

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, Diane Perry, Therese Luellen. Owners/Tenants: John Phillipe. Absent: None

After review of the September 20, 2022 meeting minutes, Ellen moved to accept; 2nd by Barb. MSC

Review Financials – Bank statements (September & October 2022)

1. Statements from Heritage for current dues paid, fines, etc.
2. Review 2022 Budget
3. Discussed loan maturity (due January 2024), savings plans (CD matures January 2024). Diane made a motion that we increase the current loan payment from \$500 to \$700 (instead of putting \$200 in savings) effective by the next payment due date in December 2022; 2nd by Ellen; MSC.

Diane moved to approve the financials, 2nd by Barb, MSC.

COMMITTEE REPORTS:

Buildings (JP)

1. General maintenance – here is a list of what needs to be done:
 - a. Divider walls for Building 9 have been repaired and painted.
 - b. Phil will be working on gutters again.
 - c. Phil will be putting shelves in the new storage unit.
 - d. Building 4 – fans and light has been running under the building. Phil typically takes care of this for winterization.

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

1. Pool is closed for season; codes are inactive.
2. Pool is winterized, pumps are shut off, etc. Liner has been fixed in the corners.
3. Monty will follow-up early next year to check if the pool needs to be “shocked.”

Welcome packets (Barbara B)

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

Grounds

1. General maintenance
 - a. Trees previously approved for removal by Mountain States Tree Service have been removed (by Building 10 & Pool House)
 - b. Phil has removed the bush by driveway of Unit 704
 - c. Phil will be mulching leaves on south side of buildings from neighbor’s trees.

- d. JP has a bid for about \$2700 for landscaping rock to be filled on the south side of Building 2. Monty will meet with JP to review the bid and options.

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

BUSINESS ARISING FROM MINUTES/EMAILS/OLD BUSINESS:

1. Reserve Study – Barb S & Diane have started the process and sent to Karen at Heritage to review. Still awaiting a response from Heritage. Hoping to have this report ready for annual meeting. Some of the information needed for the Reserve Study includes: Square footage, useful life, remaining useful life, cost associated for replacement.
2. Still need to get sign that says “Not responsible for loss or damage” in RV lot.
3. Status of numbering mailboxes? Diane found a site online for vinyl letters, but with the number of boxes we have, we’ll try the dynamo label maker. Smaller is better and put in the top right corner. Hoping to get this done by next spring.
4. Heritage has agreed to do “Compliance Checks” every quarter. Monty talked with Barb B. for a fee of \$35 per hour (1 hour minimum) which they can do when they make other HOA compliance check inspections. Board approved to do quarterly, but to our knowledge, they have not yet started.
5. 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.

NEW BUSINESS:

1. Heritage will put together next annual meeting for February 21, 2023. We’ll verify that the meeting will be via Zoom.
2. Board members: 2 positions available to be filled for 2023 to 2025

February 2023	Position	Term	Action
Monty Luellen	President	2021-2023	
Barb Sundermeirer	Vice President	2020-2022	Barb is willing to continue to serve another term.
Therese Luellen	Secretary/Treasurer	2022-2024	
Ellen Wells	At Large	2021-2023	
Diane Perry	At Large	2020-2022	Diane is willing to continue to serve another term.

3. HOA rate increase effective January 2023 to \$253.50 (this equates to the usual 5%). Barb moved that we increase dues to this rate, 2nd by Diane, MSC.
4. Last year we gave \$100 gift cards to Phil & Clayton for Christmas. Since Clayton no longer serves us, JP asked that we give a gift in the amount of \$250 for Phil. Due to fees for the gift card, it was decided to have Heritage cut a check for this amount; unanimously approved by the Board.

Next Board Meeting: Tuesday, January 24, 2023 at 6:30 pm (via phone conference?). Will need to set 2023 budget at this meeting.

Meeting adjourned at 7:35 pm.