

Patterson Gardens Board Meeting

April 28, 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, Tom Sheldon, Barb Sundermeier, Ellen Wells, Carolyn Ridenour. Owners/Tenants: Therese Luellen, John (JP) Phillipe. Absent: none

Ellen moved to approve Minutes from previous meeting: March 24, 2020; 2nd by Barb, MSC

Review Financials – Bank statements (March 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:

Buildings (JP)

1. Update: Status of Building 4 and concerns from leak:
 - Phil checked under building; where water comes in, a little damp. Leave fans just in case. Ground in area of shut-off valves is still soft. Problem may not be resolved.
 - Received new bill from Trident for mold treatment (done last fall)
 - Foundation Repair able to take care of settling issue from the leak, bill has been paid.

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

1. Pool closed indefinitely pending COVID status; Phil checking weekly. COVID will not allow pools to open before August.
2. Pool codes inactivated until further notice of board approval to re-open

Welcome packets (Elizabeth)

- New owners? none
- Units for sale? none

Grounds

1. PG perimeter fence – has a little bit on sw corner to finish. Tree roots are going to be a problem.
2. Elm seed bugs – buildings to be sprayed? Neighbors? Need to ask Elizabeth to assist.
3. Irrigation pump – old pump was reconditioned with new seals & gaskets; then motor burned up. New motor was ordered and is ready to be installed.
4. Phil is working on trimming bushes, trees, edging. When ground gets softened, will aerate.
5. Clayton has started mowing, hasn’t fertilized yet.

Carolyn moved to accept all reports, 2nd by Tom, MSC.

BUSINESS ARISING FROM MINUTES/EMAILS/OLD BUSINESS:

Termite inspection – recommend delay tentatively until August (pending covid).

NEW BUSINESS:

None

Next Board Meeting: Tuesday, May 19 at 6:30 pm via phone conference (due to Covid status)

Meeting adjourned at 7:05 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: yeoldbiddy1@yahoo.com