

THE VILLAS OF APPLE CREEK

OPEN BOARD MEETING

April 29th, 2021

Attendance: Susan Trams, John Drengler, Gary Krueger, Dorothy Nelson, Greg Tate, Michael Bauer, and Jeff McLaughlin (Pfefferle)

Owners: Larry Ciriacks, Lee Leininger, Jim Knapstein

- **Susan** called the meeting to order at 6:00pm
- **Susan:** asked if any owners have any questions:
 - a. Larry Ciriacks- 2155 E Sienna had a question for the Board: Back on August 16th, 2016 Larry had discussed a question with the Board regarding the gutters to be added to his home because of the water coming down significantly in one location. Larry had a letter with 27 other owners that had the same issue. The Board at that time declined to pay anything for the short gutters at that time. However, if Larry wanted to pay for it that would be good.
The cost was \$129.00 and he paid for it to be installed.
This past year the Board paid for 35 owners to receive the same type of gutters to be installed. With the new information that was obtained regarding the water going into homes and causing significant money to be spent on repairing the damage, the board did authorize this. Larry is requesting reimbursement of his out of pocket cost.
The Board will discuss this situation and get back to Larry soon.
 - b. The second question Larry had: why is his building (4 condo building) consistently using more water than the rest of the units? Especially with people not living in the condo year round or one person living in it.
Jeff- has been asked to call the City to do an analysis and get back to the Board.

- **Financials:** John Drengler
 - a. 2020 year end: Net income \$-92k vs. budget; 2019 \$-114.5k, this was due to the extra asphalt work that had to be done during the past two years: That included \$202k of capital improvements vs a budget of \$95k. Currently: the reserves @ \$496k versus \$945k per Reserve Study from 5 years ago.
 - b. 2021 March YTD:
Net income for March \$17,072 and YTD \$77,169 or 29% above income vs budget YTD. Our full year budget for net income is \$34,220; with capital improvement budget of \$160k.
Taxes paid for 2020: \$2,448 vs. \$2,898 in 2019.
 - c. Gretchen at Pfefferle has offered to have an Appfolio workshop scheduled to be at the Clubhouse in May for any homeowners wishing to attend. The Board thought this would be a good idea.
 - d. Just a reminder that the Owners will need to pay the water bill from January, February, and March when it comes out in May. This is the last payment to be paid in full. Then the \$55 each homeowner is paying each month will cover the quarterly payments.
 - e. On May 24 we will be having someone from the Reserve Study come out and walk the property and review the spring walk around notes. This will allow for the Board to put together a 5 year budget for larger capital projects. Lee and Jim will also be a part of putting this together.
- **Spring Walk Around Recap:**
 - a. This was the first time in a while that the board did the walk around which was great for them to see what is reviewed. We found that there were a lot of shutters that need painting, sidewalks that need caulking and some need to be replaced. The direction that each unit faces really make a big difference on the work that needs to be accomplished.
 - b. Caulking will need to be done on the smaller units- this will be \$6,400 (24 units to be caulked). Also the gutters need to be looked at this year.
- **Clubhouse and Swimming Pool Re-opening:**
 - a. The Board recommends that owners please follow the CDC recommendations.
 - b. There are many groups that meet in the Clubhouse and the leaders of each group make their own rules.

- c. Jeff discussed the re-opening of the pool with Steve (health inspector). He said to follow the CDC recommendations. He said that we keep the group to be smaller, when people check the chemicals they can also wipe down the furniture. But wearing a face mask is voluntary. Jeff will ask his handyman remove 6 chaise lounges from the pool.
- **Clubhouse Parking Lot:**
 - a. Jeff suggest to have a feature on both sides of the entrance that uses the stones that the bridge is made of to be consistent. The Board asked Jeff to get a proposal.
 - b. The other idea is to take the stones by 2421 E Sienna and move them to the entrance of the Clubhouse to keep cars from driving over the grass all the time.
- Susan made a motion to adjourn the meeting. This was done at 7:15 pm. for the Board to go into Closed session.