

VILLAS AT APPLE CREEK
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 29, 2020

Attendees: Anita Jensen, Mike Bauer, Gary Krueger, Dorothy Nelson and Jeff McLaughlin

Absent: Sue Trams, Jim Gaerthofner

Anita Jensen called the meeting to order at 4:00 p.m.

Open Forum

-2220 Tuscany – Jean Arno – expressed concerns about the new lawn repair drains put in last fall. Netting needs to be removed and soil underneath looked at. Many clumps of clay remain. Jean also expressed concerns about snow removal this winter. Driveways not completely cleared after snowfall. Jean would like cable to remain as is in the clubhouse.

-2312 Tuscany – Belinda Genda – Concerned about change in cable channels at the clubhouse. Would like it to remain as is. Also, she is not receiving emails that Gary K. has been sending out. Gary to review.

-2327 Tuscany – Pat Peters – Asked which items are chosen to come to a vote by the community and which decisions are made by the Board. Explanation given based on our Bylaws.

-2215 Sienna – Shari Huhn – Would like to see the cable in the clubhouse remain as is.

Financial Report

Dorothy Nelson read the Financial Update prepared by Jim Gaerthofner. Our budget forecast was pretty accurate with two exceptions – snow removal and capital improvement projects. These two issues were the major contributors to our 2019 loss of approximately \$115,000.

We begin 2020 with approximately \$450,000 in our Reserve Accounts. The small monthly increase in fees should help us to grow the Reserve Account instead of continuing to draw it down further.

We are about to start the Clubhouse refresh project. This project is included in the 2020 budget. Approximately \$6,000 will come from the Clubhouse Rental Account to help defray some of the cost from our general operating account.

2020 is the third year of our 3-year contract with Lowney's for lawn care and snow removal. We will receive a 5% rebate for any work that is done in 2020 (the rebate was 4% in 2019).

We expect to see another healthy increase in our insurance premium when the policy comes up for renewal on August 31st. Unfortunately, the substantial fence damage that occurred during the July 22nd storm hurt our claim history. The bright spot of the fence damage is that we will, hopefully, get the fence repairs done correctly so we can eliminate the expense and inconvenience to the owners for repairs that seems to have been an annual occurrence.

Our 3 CD's will reach maturity during 2020. Given the current interest rate environment, we will probably receive less interest going forward but we did earn almost \$10,000 in 2019. We will continue to monitor our accounts and try to maximize our investment returns.

Clubhouse Renovation Update

Anita reviewed that we are doing Phase I of the clubhouse renovation. Work will begin on Monday, February 3rd. Carpeting will be removed, the main clubhouse meeting area will be painted, and new LVT flooring installed. Estimated cost of this project is \$16,000.00, which was budgeted for. A portion of this expense will come from our Clubhouse Rental Account. The clubhouse will be closed for the month of February.

General Maintenance Report

Jeff M. reported that there have been 10 requests for the last month. They have been regarding ice in the gutters and possible ice dams. We have had owners asking to replace smoke detectors and carbon monoxide detectors with the sealed 10 year detectors.

Artillery Fungus

Gary K. discussed the issue of artillery fungus in the mulch around his condo. Most residents are not aware of this problem. We are working with Jeremy of Lowney's to come up with a solution for owners that have it growing in the mulch around their condos. This will be discussed at the next meeting in April.

Rules and Regulations

The Board has reviewed the Rules and Regulations. Gary K. will be posting the updated document on the Villas website when complete. If you have questions, please email Jeff at Pfefferle.

Snow Removal

- A. There are a number of concerns with the snow removal this year. A few of the owners are concerned that there is so much snow left in front of the garages.
- B. The snow is not being scraped to the asphalt or sidewalks, which is leaving a lot of ice.
- C. The snow shovelers are getting paid by the hour and they are not being efficient and talking too much, no matter what time of day. It would seem that instead of three people at one condo, they can go to three different condos and get the snow removed more efficiently.

Owner Comment

One owner commented that if people are out walking at night or during dusk to, please, have a flash light or some type of device that will illuminate them. It can be tough to see people when you're driving in the neighborhood at night.

Meeting adjourned at 5:35 p.m.

Next Meeting: April 29, 2020 – 4:00 p.m.

Respectfully Submitted: Jeff McLaughlin & Dorothy Nelson