

The Villas of Apple Creek
Board of Directors Meeting Minutes
April 29, 2020

Board Members Present: Anita Jensen, Sue Trams, Dorothy Nelson, Gary Krueger, Mike Bauer,
Jim Gaerthofner, Jeff McLaughlin

Also Present: Jim Knapstein

Anita Jensen called the meeting to order at 1:00 p.m. (Online meeting - Via Zoom)

Open Forum

-2332 E. Tuscany (Breger) – Concern about asphalt seal coat completed last summer. Jim K. reported nothing can be done this year because it needs to be left to set for one full year – per recommendation of the contractor. This issue will be addressed next year.

-2321 E. Tuscany (Anzelmo) – Concern about standing water in driveway after asphalt work completed last summer. Jim K. reported the contractor has been contacted and asked to return to evaluate this spring.

-2220 E. Tuscany (Arno) – Concern about the condition of the grass planted last year after asphalt work was completed. Jim K. reported a representative from Lowney's will address this issue as soon as possible.

-A neighbor had a question regarding an issue with Maintenance Request submissions – Gary Krueger has since resolved that issue. If you had submitted a request and have not heard back, you may want to resubmit.

Spring Walk-Around

Jim Knapstein reported that there were fewer issues to report this year than in past years. Some of the issues reported include:

-Artillery Fungus – Very few cases identified in the neighborhood. Further research will be completed with the assistance of Lowney's.

-Fence Posts – There are 12 fence post issues remaining and they will be repaired in May.

-Patio Issues – There are a number of issues relating to patios that will be addressed this spring. Some expansion joints need repair. There are some patio fences that need painting or caulking and then painted. There are three patios with paver blocks that need to be repaired or replaced.

-Shutters – There are several shutters that need to be painted. That work will be completed this summer.

-Concrete Sidewalks – There are a number of sidewalk blocks that have heaved up that will need to be poly jacked and repaired or replaced.

-Down Spouts – It was reported there are some down spout straps loosening from the masonry that will need to be repaired.

-Garage Door Lips – There are a number of garage door lips that will need to be repaired.

-Mailboxes – There are a few mailboxes that are wobbly and will need to be stabilized. Pfefferle will submit a work order to get this work completed.

Other Contractor Issues

Jim Knapstein reported that seal coating work will be completed this summer on Sienna Way. He is working on the logistics with the contractor and will provide a report/plan to all the neighbors affected by this as soon as it is available.

Weinert Roofing will do an inspection of some of the older roofs in the neighborhood to determine the life remaining in those roofs and will provide us with their findings.

April Financial Overview – Provided by Jim Gaerthofner, Treasurer

Our first 3 months of 2020 progressed about as expected. Our Operating Expenses are tracking quite close to budget with one exception (snowplowing). However, we had \$20,000 in our 2020 budget for snowplowing during the periods of April and May (for work performed during March and April). Unless we get a freak snowstorm, we will not spend any money on snowplowing during those months. That will bring us in a little below the 2020 budgeted expense! Keep in mind that the BOD negotiated a contract that will rebate us 5% of our 2020 snowplowing costs, so our expense will be slightly reduced.

We have been adding to our Maintenance Reserve Account every month as projected. We will need to start pulling funds from the Maintenance Reserve Account to partially pay for the Clubhouse Refresh (the rest coming from the Clubhouse Rental Account), and upcoming Capital Improvements. As an aside, the Study that was conducted in 2015 projected a cost of \$42,000 to refresh the Clubhouse. Our cost was almost half of that, including the replacement of exterior doors that were in disrepair! Most of the upcoming Capital Improvements are exterior work that will be done as summer progresses.

I'm not going to make any projections because we are barely 4 months into the year but so far, we are hitting our expectations.

Villas Email List

-Motion to use the Villas Email List for official HOA business only – Mike Bauer

-Second – Sue Trams

-Approved

Next Regular Board Meeting

Thursday, May 14, 2020

1:00 p.m.

(Online meeting – Via Zoom)

-Motion to adjourn meeting – Dorothy Nelson

-Second – Jim Gaerthofner

-Meeting adjourned at 2:30 p.m.

Respectfully Submitted: Dorothy Nelson, Secretary