

**TREASURY POINT TOWNHOMES ASSOCIATION
BOARD MEETING
TOAD PROPERTY MANAGEMENT OFFICE
318 ELK AVENUE, SUITE 24
JULY 11 2016
11:45 A.M.**

Present: Peggy Langewisch
Connie Mongan
Rob Harper, Toad Property Management

Rob called the meeting order at 11:47 and confirmed a quorum with Connie and Peggy. Peggy made a motion to approve the minutes of the last meeting, Connie seconded, all in favor, motion passed.

Annual Meeting Topics:

Retaining Wall - Mike Arbaney, structural engineer, suggested drilling holes in the bottom to relieve some of the pressure. The insurance company will file a claim, but unless the wall actually falls over, the claim will likely not get paid, pre-emptive measures are not taken into account. Rob will get the estimate for drilling the holes.

Budget – Discussion about allocating money for the future replacement of the wall, the door & frame project, keeping money aside for the decks; building trim and single siding can be pushed out a couple more years. Discussion about operating and capital spending while keeping the reserve. Overages result from the boiler system and the hot-tub cover replacement. Connie would like a line-item for the hot-tub cover. Discussion about how detailed the capital plan should be. Connie's deck floors need attention, Rob will investigate.

Door Project – Is a scheduled capital repair on paper, but if not actually scheduled with Pete (or someone) and completed this year, the doors could go another year.

Grounds/Maintenance - Some trees need trimming. Budgeted dollars are too high, though, says Peggy, when the drafted numbers were allocated at \$10,000. Discussion about definitions of grounds, landscaping, maintenance & summer vs. winter. All want to have the Association look good, but Rob will look over the Toad work-load to perhaps streamline. Discussion about maintenance costs being so hard to predict; when something breaks, repairs need to be made.

Water Bugs – Discussion about contentious issues and how the HOA has handled past decision making on behalf of the all the residents. Peggy wants to have a conversation with all of the home-owners to get opinions on installing the water-bugs. Connie says the Board cannot force anyone to comply with a Board decision. She is against the water bugs because she is concerned the HOA will then be on the hook for the failure of the

installed system. Valid point says Peggy, Rob will look into the ins/outs with HVM to clarify that point. Have the discussion at the Annual Meeting, take a poll, get a feel for how all the owners think, their input. Any final decision is the responsibility of the Board. Discussion about who may/may not attend the Annual Meeting. Connie will handle the directory to include the new owners.

Meeting adjourned at 1:16pm

Prepared by Rob Harper
Toad Property Management, Inc.