

**TREASURY POINT TOWNHOMES ASSOCIATION**

**BOARD MEETING**

**MONDAY, MAY 16, 2022 – 2:00 P.M.**

Present via Zoom: Tom Roll  
Alex LoRusso  
David Martin  
Joe Robinson, Toad Property Management

Joe called the meeting to order at 2:06 p.m. and confirmed a quorum for the budget meeting.

Prior to the meeting Joe confirmed a draft 2022-2023 Budget had been circulated to the Board with a dues increase and a capital assessment of \$50,000 or \$80,000. After a short discussion it was generally agreed costs continued to increase and the higher capital assessment was probably necessary.

Joe said some stucco repair was required but exterior staining was likely not necessary in 2022. Joe confirmed some roof repairs had been necessary during the winter and Blue Dog Home Improvements had recommended additional ice and water shield be installed on some parts of the roof during the summer. Tom said changes to the berm at the front of the buildings had been proposed at the annual meeting to help reduce water usage and money would need to be available for that work. Joe said he would research landscaping options and costs to reduce the need for irrigation at the front of the buildings. Joe said Complete Coverage would be asked to provide bids for garage door staining and front door staining in 2023.

Joe said efforts had been made to locate the leak in the snowmelt system, including thermal imaging, but it had not yet been possible to find the leak. Joe explained additional efforts would be made to locate the leak.

Tom questioned the amount assigned to Repairs & Maintenance in the 2022-2023 Budget, which appeared to be low compared to prior year actual expenses.

Alex made a motion to increase Repairs & Maintenance Contract Labor to \$10,000. Tom seconded the motion, and it was unanimously approved.

David made a motion to approve the 2022-2023 Budget with a dues increase and a capital assessment of \$80,000. Tom seconded the motion, and it was unanimously approved.

Joe agreed to update the Budget with the increased Contract Labor figure and circulate to the Board.

Tom expressed concern about owners approaching him with grievances and building concerns instead of reporting directly to Toad Property Management. Joe confirmed owners needed to contact Toad with their concerns and Joe agreed to provide his cell phone number and email address to the Board so owners could contact him directly.

David made a motion to hold the annual meeting on Wednesday, June 29, 2022 at 11:30 a.m. Tom seconded the motion, and it was unanimously approved.

At 2:55 p.m. Tom made a motion to adjourn the meeting. Alex seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management

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