

ELCA

The June Board Meeting was called to order by Maria Karr, Bookkeeper at 6:16 PM on June 12, 2020 via teleconference call. The Board did not meet in person due to the COVID-19 Pandemic. A quorum was established as 5 Board Members were present.

Present were:

Secretary: Jim Buck B6

Member at Large: Pat Duddleston E3

Member at Large: Donna Elston, H1

Member at Large: Tobi Manspeaker, D3

Member at Large: Jane Fox F4

Maintenance Manager: Joel Brown

Independent Contractor: Nate Ford

Bookkeeper: Maria Karr: F2

Owners: Zora Thoms, B4, Dawn Wilson, Richard Barberot E6

FINANCIAL REPORT: Maria Karr

1. Balance Sheet: We have \$3308.15 in the Construction Account: \$13,469.57 in the Operating Account and \$42,787.55 in the Reserve Account. Two owners have not paid the HOA fee for June. The individual who owed \$800 has now reduced that amount to \$500.
2. The FHA re-certification issue is being resolved. The current certificate expires in September.
3. The A-2 condo is under contract
4. One Mortgage company has not paid us the \$125 fee.
5. Profit and Loss. We have additional charges to the insurance company regarding the truck accident.
6. Expenses. The Upper Thompson bill is due next month. The E building patio expenses will be coming soon.
7. Net Income: the net income for this year is \$32,411.22
8. In a letter sent to Jim Buck and Maria Karr, Phil Musser has resigned from the Board.

PROPOSED BUDGET FOR 2021: Jim Buck

The budget for 2020 and the proposed budget for 2021 were reviewed. Concerns are Upper Thompson Sanitation up 33%, water up 11% and electricity is up according to the 2020 projection. The proposed budget shows an HOA fee of \$303 per unit. We have decided to go with the current rate of \$305. After minimal discussion, Donna Elston made the motion; seconded by Pat Duddleston that the budget be approved as presented. This was unanimous.

ANNUAL MEETING:

Due to the COVID-19 pandemic, the Board has decided to postpone the July meeting. Hopefully by September or October we can have a face to face meeting. Further details will be shared.

DIRECTORY STATUS:

25 of the 45 owners have responded to our directory requests. The other 20 will be re-contacted.

MAINTENANCE REPORT: Joel Brown

Building

1. The E patios are close to being completed.
2. Sprinkler System – there are broken lines by G building. The system really needs an upgrade.

OWNER CONCERNS: Dawn Wilson and Richard Barberot

The E6 steps are not complete. They need landing material. This project started last Fall

A Board Member has scheduled a special meeting on Tuesday June 16, 2020 at 6:15PM. This will be another teleconference call.

Jim Buck made the motion; seconded by Tobi Manspeaker that the meeting adjourn. The meeting adjourned at 7:38PM

Jim Buck
Secretary