

Artisan Plazas I HOA
Minutes
March 14, 2019

The bi-monthly meeting of the Artisan Plazas I HOA was held at the Stanley Marketplace. Board members present were Patti Lowell, Kate Pena, Bill Barnes and Jonathan Blackwood. Brian Reid represented Management and Maintenance, Inc. Homeowner Charlene Andrisen was in attendance.

Patti Lowell called the meeting to order at 6:01 p.m.

Election of Officers

Patti Lowell agreed to remain President

Kath Pena agreed to remain Vice-President

Bill Barnes agreed to be Treasurer

Jonathan Blackwood agreed to be Secretary

Jim Novack will be member-at-large

Pena motioned to accept the full slate of officers, Barnes seconded; vote was unanimous.

Minutes

Minutes from the November 8, 2018 and January 10, 2019 were reviewed. There was a typo on the minute from the January 2019. Pena motioned to approve both sets of minutes with the grammar correction; Blackwood seconded; vote was unanimous. Patti asked about the error on the December 2019 financials showing excessive water use in October 2019. Brian will investigate and get back to the Board.

Financial Statements

Financial statements were discussed. The January and February 2019 financial statements were reviewed.

The snow costs are high due to the number of snows that have taken place in February and March 2019. Bill Barnes stated that they plowed the alleyway during the last storm. There was a complaint from a homeowner about the lack of snow removal around the F units, so the Association has added a plow path along the homes to make access to the alleyway easier now for the F units.

There were no additional questions on the financial statements. Pena motioned to approve the financial statements as presented, Blackwood seconded; vote was unanimous.

Unfinished Business

A homeowner complained about a car parking in the motor court. Brian had contacted the owner and the tenant, and written a letter to the tenant. Jonathan said he had noticed the vehicle that same week the owner complained, but has not seen the car since that time.

The owner of the company that has done the shutters in previous years has been on an extended vacation; once he gets back, Brian will get a bid from him for the final shutters that need replacement.

The final phase of the stucco (EIFS) painting is being bid this year. The cost for this year will be \$19,080.00. The Board approved the contract, but asked that the contractor remove the unsubstantiated price of \$20,500.00 that is placed in the middle of the page for no reason. Barnes motioned to approve the contract for \$19,080.00 as written, Pena seconded; vote was unanimous.

The Board discussed the revised reserve study. The contractor has an expense for roofs for 2019 for \$20,000.00 – Brian was not sure why that was added. The reserve study does not have a budget for roof replacement; although that is a few years off, those funds need to be on hand when the roof needs replacement.

There was a discussion of other roofing options that are cheaper and more lightweight than replacing the tile with another set of tile. Brian will contact Schafer Roofing and ask him for the cost of replacing the roof with tile, and the remaining life of the roof and options for additional materials.

A roof leak was discussed. The Board asked Brian to talk to Schafer Roofing about doing all the vents that are scheduled between 2020 and 2024 to see if potential leaks can be eliminated, reducing costs for interior damage caused by roof leaks.

The Board reviewed the bid from Swingle Tree Company about the tree spraying and maintenance. Only the Emerald Ash Borer is a threat to the life of the trees; the other sprays reduce aesthetic damage to trees for the season. The Board approved all the tree spray program, since the HOA has funds in the budget. Barnes motioned, Pena seconded; vote was unanimous.

New Business

Brian noted that four units were written due to excessive water use. Brian wrote two, and then inspected the other two units to determine the issues. In the homes that were inspected, there were leaks in both units in toilets and one had a water heater issue. The Board suggested the HOA put a note in the next newsletter to conserve water whenever possible, and check toilets for leaks regularly.

Bill Barnes noted he had some birds nesting on his roof and making a mess. Brian will contact the pest control company – this was a problem before in several areas and it was addressed. Several owners are also adding netting in their front porches to prevent mud swallows from building nests.

Brian noted that the percentage deductible may increase to five percent next year – a lot of HOAs are now facing bigger deductibles due to recent hail storms. Charlene Andrisen suggested having a special meeting to discuss the need to purchase loss assessment insurance. Brian will put a note in the next newsletter to see if there is any interest in having a meeting.

Patti asked about the website. Brian said a draft should be ready for the Board by the end of the month, and then the final product should be ready to go the beginning of May.

Brian will contact the maintenance men and have them get the light bulbs monitored and changed in all of the motor courts.

There being no further business, the meeting was adjourned.
Respectfully submitted, Brian Reid, Managing Agent