

Present: Clint Harmon (#17), Michael Nyberg (#11), Guy Silvestri (#12), Pat Lake (#15), Claire Nettleton (#7)

The meeting was held via Zoom.
Clint called the meeting to order at 6:33 PM.

Treasurer's Report:

Checking: \$14,649.46
Reserves: \$60,351.90

All Maintenance dues but one have been collected.

The question was raised whether our funds are in the correct account. In response, it was noted that Hideaway is now registered as a non-profit. As a consequence, our interest rate runs 4.1% instead of the old 0.5%.

A yearly budget will be reviewed by Michael and Clint. This will govern how money will be allocated for projects in 2025 and 2026.

*Michael is aware that a \$4000 project to clear rain gutters is slated for this December.

Old Business:

- Sewer Repair
 - *Clint has signed the contract with Environmental Works to get the projects started. The quoted cost is \$5420. We are still awaiting a schedule. Michael will email the supplier to confirm project definition and obtain dates.
- Broken Hideaway Address Sign
 - *Recall that an original quote for a 36x24 sign was \$899. The request for a larger, thicker, and sand blasted surface boosts the cost to \$2500.
 - *Michael will question the supplier for specifics. The "Hawthorne Farm" example supplied by the contractor looked good. Was this sign sand blasted or carved?
- Upper Sidewalk and Driveway Repair
 - *For the short-term, cracks can be sealed with a polyurethane filler until the full-scale repair project is started. This would avoid Special Assessments. Clint and Michael will explore the tools needed for application and leveling of the polyurethane.
 - *It is not yet clear if the County will repair the patch of missing asphalt in the street and whether we qualify for the subsidy.
- Water Pooling (Units #14 and #15)
 - *Pat obtained a second contractor quote from D&H Construction. She will compare this against the earlier quote from Drainage Masters.
 - *Clint recommends proceeding with this project.
 - *The likely choice of contractors will be Drainage Masters who are quoting \$5748.08 but an additional 5% discount will bring the cost down to \$5445. Michael will confirm this 5% discount offer.
- Chimney Siding Unit #6
 - *Painting is needed.
 - *Clint will add this to the list of ongoing projects.

New Business:

- Reserve Study / Property Valuation
 - *Earlier in the year, a formal Reserve Study had been considered for the condos. At the time, it was considered a moot point because our Reserves were being handled so well internally. However, the issue is raised again. Guy will resurrect info that was collected previously.
 - *Claire mentions that our condos have increased in value over the past several years. This is not being reflected in our present policy with State Farm. She offers to contact other insurers to provide fresh assessments. Perhaps a private adjustor is needed?
- Arborist Assessment of Trees Affecting Units 13 thru 23
 - *Our last contact with contractor Teragan was July 21.
 - *Tom (at Teragan) is being requested to supply a Final Report.
 - *A tree between Units #2 and #3 is of concern and should be addressed before winter.
 - *The Arborist did not identify any tree that was in danger.
- New Owners Unit #1
 - *The new owners are not yet living there full time.
 - *Clint will provide a Welcome Basket that includes info about our website and the monthly maintenance fees.
 - *The "Pay HOA" site needs to be updated with their email address.
- Drainage Issue Units #8 and #9
 - *Water has saturated the affected ground, right in front of the electrical box.
 - *It is not yet known if this is run-off from the hill or active flow from a buried well spring.
 - *Note that gopher holes were noted near Unit #11. A similar situation might explain the localized nature of the pooling between Units #8 and #9.
 - *Would TVWD or Drainage Masters be able to assess the problem and its source? If the problem is resulting from a broken water line, TVWD might be responsible.
- By-laws Review
 - *Pat raised the issue about our present by-laws making no accommodation for Zoom Meetings and PayHOA. Relevant updates are called for.
 - **Recall that a Reserve Study back 2019 prompted an overhaul of the old by-laws. Another update is now called for.
 - *Questions such as "Is the crawl space considered part of the foundation?" "Are election procedures described adequately in the bylaws?" "Are rain gutters covered by roof responsibility?" etc. should be addressed during this recommended review.
- Water / Electrical Cut-Off Valves
 - *Clint has prepared block diagrams of condo layouts that can be marked up by homeowners to indicate water, electrical, and sewer valve locations.
 - *These diagrams can be provided to the homeowners either electronically or otherwise.
- Task Delegation
 - *Michael has already contacted or will contact emailed the following:
 - *Arborist (need Final Report)
 - *Sign Contractor (details of its construction and cost)
 - *Drainage Masters (regarding the 5% discount)
 - *Clint (to review Yearly Budget, Driveway Repair, and other projects)
 - *Guy will resurrect the Reserve Study info collected earlier
 - *Pat will provide a first look at the by-laws
 - *Claire will contact All State regarding current condo assessments

The meeting was adjourned at 7:31 PM. The next Board meeting is scheduled for Tuesday, September 9th, 6:30PM.