

Mt Aire Gardens

April 13, 2023

Annual Meeting Minutes

Call to Order: 6:32 pm

Attendance: Roque Alderete, Dave Jarrett, Chelse Lechtenberg from the HOA board and 3 community members. 8 units represented.

Review Minutes from the last annual meeting

Review 2022 financials

2022 Year in Review:

- Old wood fence around the North side of the pool was replaced with a stronger metal fence.
- North side of the building stairs were covered with tarps to keep the snow off the stairs.
- Lights were replaced as they quit working
- Installed LED lights in the laundry room instead of fluorescent lights
- Washer and dryers were repaired. 2 more left to repair. Waiting to get the parts that were ordered in.
- Snow removal around the building
- Weeds pulled
- Branches cut down on the west side
- Fake cameras installed to minimize violations. Still have real, working cameras in place as well.
- Installed gutter extensions on the middle section of the building
- Clean around the building, hallways and laundry room
- Mowing and watering the lawn and doing garbage and pet clean up
- Swimming pool daily maintenance - cleaning, chemical checks, opening and closing
- Frozen and broken pipes in the laundry room were repaired/replaced
- Box elder bug extermination
- Duct cleaning of the driers

Annual Maintenance:

- Work on the roof – apply a new coat of silver coating in spring , add tar around scuffers
- Apply a new coat of paint on the stairs
- Add more concrete sealing, etc on the sides of the pathways
- Swimming pool clean up and chemical checks
- Clean up around the building and on each pathway
- Laundry clean up and emptying the garbage bags
- Snow removal around the building
- Lawn care – cut the grass, clean and irrigate

Cost Saving Measures:

- LED lights are saving us money year around – compared to past years when we didn't have them (turning on when it gets dark and turning off when it is daylight). Sensor motion lights are also big savers.
- Tarps on the stairs blocking the snow are saving us time on snow removal on each step.
- Buying ice melt in bulk has saved us money as well.
- Snow removal and lawn care/landscaping by not contracting pros.
- Owning the washers and dryers. These have been paid for in 2 short years. Minimal expense for repairs.

Go over 2023 plans for maintenance

- Fix the concrete on the pathways and nearby the stairs.
- Paint the laundry room floor and fix the cracks.
- Paint the parking lot stalls.
- Fix the parking lot – add a new coat of sealant.
- Replace the wooden shingles with newer shingles, or siding.
- Paint the entire building.
- Replace the mailboxes.
- Fix the swimming pool and its flooring.
- Get a second garbage can by the mailboxes (recycle only) and a cigarette bud container.
- Check and replace the fire extinguishers (as needed)

Addition thoughts and ideas:

- Ideas on keeping the pool or not. Building more units, a pet area, pickleball courts? What do the owners feel is best? Board will do a survey to gather feedback. Owner commented that pickleball courts may be loud.
- Discussion of adding privacy to the fence
- Do we need to limit access to the laundry room? Off site people have been using it. But the HOA gets the money from the use. Any idea how much of a problem it is?
- Snow shovels were put around the community for people to use as needed. Most felt this was helpful and they were not stolen.

Election Results:

- 26 units needed to vote in order to have a quorum of 50%. Had 12 units vote. Therefore the election cannot take place. Current board members will remain in place. Revote will be held the week of April 24th. Will need 30% of units or 16 units.

Additional Comments and Ideas:

- Need to camera out the scuffer line on the east end and see where the breaks and blocks are to allow that water to get out.

- Question from Chris - people will dump trash in front of dumpsters. Can we put a sign on the dumpsters to deter people from using it. Mt Aire residents only. You're on camera. Get a bid
- Speed bump on west side is chipping away from snow plow hitting it. May need to address that this spring. Get a bid.

Meeting Adjourned: 7:14pm