

Mt Aire Gardens

March 19, 2024

Annual Meeting Minutes

Call to Order: 6:33 pm

Attendance: Roque Alderete & Christopher Rowberry from the HOA board

- 11 units represented

Review 2023 financials

2023 Year in Review:

- Each stairs were covered with tarps to keep the snow off the stairs.
- More lights have been replaced as they went bad.
- Washers and dryers have been repaired.
- Snow removal around the building.
- Weeds pulled out around the building.
- Roof leaks were fixed on several units.
- Cleaning around the building, hallways and laundry room.
- Lawn maintenance- mowing the lawn, watering the lawn and cleaning it.
- Swimming pool maintenance – cleaning, checking chemicals and opening and closing it.
- Sump pump was installed and hose extension needed to reach the canal.
- New sensor motion LED light was installed in the pathway behind the pool.
- Duct cleaning of the driers – lint accumulation on the them.
- Applied silver coating on the cracks found in the second floor.
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Annual Maintenance:

- Work on the roof – apply a new coat of silver coating in spring
- Add tar around scuppers
- 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 pathways.
- 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 savings 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 2024 plans for maintenance

- Fix the concrete on the pathways and nearby the stairs.

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- 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.
- Install a solar light by the dumpsters
- Paint the wall on the grill area

Addition thoughts and ideas:

- Discussion on installing plexiglass over the stair openings instead of the plastic during winter. This could stay up all year, would not be loud in the wind and would not come detached and be a tripping hazard.
- Concern about finding unit numbers. Is there a better way to label the building, other than the map by the pool to ensure that medical emergency people can find the right unit quickly?
- Question on community input. It was noted that the board may choose to do a survey to ask for community input, but they will make the decisions they feel are best. Homeowner's can attend meetings to express their opinions, or email North with any questions, comments or ideas they would like the board to take into consideration.
- One community member expressed that their top 3 concerns are painting the building/shingles, sidewalks and tripping hazards, and the mailbox.
- Discussion on the pool. Some felt it was a money pit, costing the HOA \$15,000 per year for the 3 month season, and it needs to be fixed up. They did not feel it was used enough. It was suggested that the HOA should not be playing the middle game, it either needs to be fixed and look nice, or get rid of it. Another homeowner let us know the pool was used almost everyday and that it was a selling point for tenants. The board agreed the pool was used more in 2023 than previous years.
 - If the pool were to be removed, whatever the space was used for would need to not affect anyone with a window overlooking that area.
 - Discussion on insurance cost and liability of having a pool or playground at the HOA.
- Suggestion for the HOA to establish a reinvestment fee to help fund the reserve fund. If this had been in place, the HOA would have received an additional \$6,000 in income for 2023.

Election Results:

- David Jarrett, Roque Alderete and Leslie Fridal were elected to serve alongside Chris Rowberry and Ethan Bosshardt.

Meeting Adjourned: 7:14pm