

Mt Aire Gardens

May 23, 2024

Board Meeting Minutes

Call to Order: 6:08 pm

Attendance: Roque Alderete, Dave Jarrett, Christopher Rowberry, Ethan Bosshardt from the HOA board
Not in attendance: Leslie Freidal

Review Minutes from the last meeting: **approved**

Review financials: **approved**

Items of Discussion:

- Get new codes on all roof accesses. Make them have to have a board member with them to make sure any work done up there does not damage the new roof. Board will charge for their time to be on the roof with the contractor.
 - Roof code will be changed once the new roof is installed.
- Tarps on walkways still need to be removed. The one on the east side is still there.
- Dryer cleaning was done earlier this year.
- Will inform Roque anytime work is done on site for him to check on it after the work is completed.
- Pool is planned to open on **Jul 1, 2024**. Curtis and Roque will get that done. Roque will start working on it in June and let Curtis know when he can start his part of it.
- Jeep is parked in the back lot with 2 flat tires. Need to notify parking enforcement.

Maintenance:

- Roof repairs being worked on


Concerns:

- Roof leaks in unit #58 and 23
 - BCR will check it out. Most recent leak was probably due to the rain and wind from last night.
 - BCR will not fix any insides until the roof is completely on. 23 leaked into unit 21 so we need to check on 58, 23 and 21.

2024 Goals:

- Fix the concrete on the pathways and near the stairs.
- Paint the laundry room floor and fix the cracks.
- Paint the parking lot stalls. Do asphalt first and fix potholes.
- 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.
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Completed:

- Replace the furnace in the laundry room 

- Install a sump pump in the laundry room to prevent future flooding ☐
- Check and replace the fire extinguishers (as needed) ☐

Future Business:

- Talk about parking options for people using the parking lot that don't live there
- Changing the pool area to something different.

Meeting Adjourned: 6:35 pm

Next Meeting: **Next Meeting TBD**