

HOA Board Meeting Notes: 1/3/2024

Present at the meeting:

Breanna S and Amber S representing FCS

Board members: Emily L, Clay B, Josh B

- The meeting was called to order at 12:03 p.m.
- FCS has a scheduled bid from Clear Cut next week to look at a damaged patio. This will provide the community with three total bids. However, Ram has not responded to communications.
- The community is contracted for 9 meeting hours. It was decided that meetings will move to a bi-monthly schedule allowing for 2 emergency meetings throughout the year.
- FCS will begin sending an official communication to the community with a link/invite to the monthly board meetings. This will occur through the portal.
- Breanna reviewed what FCS is contracted to provide regarding acquiring bids for major projects. FCS will provide 3 bids per contract for 2 major projects above \$1500.
- Reviewed bid from Ornamental Design & Fabrication regarding the east gate (\$2410).
- \$5,479 in operating budget.
- Reviewed upcoming projects:
 - Patio repair
 - Maintenance chart (major project impacting the community)
 - East gate repair (major project impacting the community)
- Started discussion of performing a new Reserve Study. This action will occur after the maintenance chart is created.
- Future project would include garage door repair. Breanna will review the governing documentation and the board will decide how to move forward after her assessment and recommendation.
- Another future project would include the repair of posts on the north gate. Damage was caused by snow removal equipment.
- Board members will contact Brady S to discuss his interest in joining the board to replace Emily. This will happen before the annual meeting on 1/17/24.

The meeting was adjourned at 12:40 pm