

M15 Lofts
HOA Board Meeting Notes: 7/8/24

Present at the meeting:

Breanna S and Amber S representing FCS

Board members: Clay B and Josh B

- The meeting was called to order at 9:02 a.m. (Earlier scheduled meetings were canceled by FCS). This meeting focused on a document created by the board that is shared with all parties.
- Updates on assessment and fine policies for owners not in compliance with CCR rules. There is no fine policy on record to request fines. FCS is drafting a policy to send out to owners which will need to be signed by the board before becoming an addition to the governing documents. FCS plans to have it completed by the end of the week and the board has granted permission to proceed. The notice will be in effect for 30 days before any fines can be issued. In congruence with this process, the board will walk the property and send a detailed list (pics, location, etc) of violations to FCS through a Google Doc.
- Budget issue: The monthly assessment for owners should be based on square footage. This has not been done. A decision must be made to switch the assessment process or maintain the current process. FCS recommends an amendment be made to keep the current process. FCS will contact a lawyer to begin the amendment process.
- Northeast gate: the gate was inspected and no issues were found.
- Unit K: Clear Cut stated they have noticed additional water damage to the wood. The board requested more information/clarification of what additional damage is holding up the completion. The renters in this unit have moved out.
- FCS is researching any conditions that might be a violation regarding grills or running businesses from units.
- Unit C has performed alterations to the exterior of their unit, on the garage (east) facing wall. The color of their work does not match the exterior of the existing structure nor was the M15 Board informed of any work request. FCS will continue communication with the owners.
- RDR has not yet trimmed the bushes on the south side of the building. This was discussed during the spring property walk with RDR. The board is requesting bushes and trees be trimmed back from the sidewalks and buildings. The board is requesting that RDR communicate with homeowners before any work is done in the common areas.
- Unit H and Unit K are empty as of this date. Discussed what procedures are required per documentation regarding selling a unit or renting a unit. This issue will be addressed further after the fine policy is in place to streamline communication with owners.

The meeting was adjourned at 10:00 am.