

HEATHER RIDGE WEST III CONDO ASSOCIATION, INC.
BOARD OF DIRECTORS BUSINESS MEETING
ADMINISTRATION BUILDING
THURSDAY APRIL 6, 2023
MINUTES

1. Meeting called to order by President Tim Green at 5:00 P. M.

Present: Tim Green, President
Bob Nichols, Vice President
Maryann Kildoyle, Secretary
Linda Parker, Treasurer
Joe Mabry, Board of Directors

Ameri-Tech: James Mateka, Property Manager

Owners: Angela Cardinal, Trustee for Linda Tassonne (101), Lydia Reyes (104), Adam Godomski (105), Timothy Green (106), Angie Rothwell (107), Joseph Mabry. (108), Maryann & George Kildoyle (206), Robert Nichols (208) (Conference Call), Cynthia Kalamars (301), Mark Minervini (302), Linda Parker (303), Olga Gonzalez (305)
13 Owners Present, 1 Owner Robert Nichols (208) (Conference Call)
12 UNITS of 24

2. Establish a Quorum: Yes 4 Board Members Present, Bob Nichols (Conference Call)

3. Proof of Notice: Posted on Bulletin Board, and E-mail sent on Monday April 3, 2023

4. Approval of Minutes: Vote to Accept

Bob Nichols 1st

Linda Parker 2nd

Minutes Excepted

5. Review Procedures and Guidelines for the Meeting (3 minutes comment at end of the meeting)

Reviewed

6. Old Business

6a. Spectrum Update

They have been here all week. Cancel WOW Internet, and order boxes to return equipment.

Spectrum has sent a Check to cover the remaining WOW Contract

6b. Pavement Bid – Vote on Decision to accept and Schedule

\$21,096.00 for Paving. We have the go price. HRW 4, and 5 are being paved at the same time.

6c. Roof Bids – Discuss New Bid

We will have a Special Meeting

6d. Balcony Work 308 Update

\$15,000 is the Estimate for Balcony Work.

Let's schedule to do the Work as soon as possible

6e. Pyle Baker Fire Alarm Report Update

\$4,234.00 Let's Postpone for now.

9 Pull Stations need to be Replaced

6f. Bridgette Maynard Update

Friday April 7, 2023 is when Bridgette starts Cleaning

She has Insurance

\$600.00 for the First Month

\$300.00 every month after that

6g. Pool Cabana Update

\$64,000.00 for now

\$52,000.00 with all 5 Condos

It will be divided by Condo Size

The Pool Cabana Repairs will start on Monday April 10, 2023

The Pool will be Closed until all repairs are completed

Cost will be will be Part of the Assessment

6h. Milestone Inspection Update

Milestone Report was good (A couple of Cracks, and Expansion Joint repaired)

Jim will research whether it needs to be mailed

No 2nd Report is required

Next Inspection doesn't need to be done again for another 10 Years

In 2025 New Reserves will be required by the State

Universal was the Structural Engineer when they did the Remodel in 2010

7. New Business

7a. Update On Final Assessment for UNIT # 308, Cabana, Paving

We have \$135,000.00 Total Reserves

Assessment Paving, UNIT # 308, Cabana (Our Share \$15,956)

\$750.00 per UNIT (That's just an Estimate)

7b. Plan specific meeting date for Assessment Approval (this is the proper procedure for assessments – Jim Mateka guidance)

Board Members to discuss Roof and Assessment needed in a Separate meeting

\$3,500.00 Estimate for Roof Repair

12 – 15 Year Projects Special Assessment \$5,000.00

A Special Assessment Letter is to be mailed to all owners, in 2 Letters

1st Letter will be an Assessment

2nd Final Letter will give you the Exact Amount

- Contact Jim Mateka with any problems.

7c. Web Site Approval

Website - \$500.00 per year

- No current Website
- Need Website Committee to decide what needs to be on the Website
- Motion to Accept

Joe Mabry 1st

Maryann Kildoye 2nd

Website Excepted Unanimous

- Addresses and Phone Numbers on Website
- Need Hours of Operation

8. Adjournment

Joe Mabry 1st

Linda Parker 2nd

Excepted

Meeting Adjourned at 5:50 PM

9. Discussion/Comments

FYI Jim wants to review the Budget with the Board, and Reallocate what we have in each of the Reserve Accounts, and move it to the Deferred Maintenance Account

After the Board Meeting Jim wants to go over the Figures.

A Meeting of all Owners will be given 14 days Prior Notice to the next Meeting, and what the amount will be to do all the necessary Repairs

Spectrum as per Linda call Tech Support with any problems