

2020 Board **MEETING** MINUTES

The Glen at Horizon Condominium Association

October 21, 2020 @ 3:00p.m. – 640 Belford Avenue. Meeting called to order by Mark Shoberg, Bray HOA

Attendance (Board and Bray Mgmt.):

Don Schuster
Mark Kessler
Christine Maxbauer
Two homeowners

Mark Shoberg
Baylea Hice

Introductions and Quorum

Don Schuster, Mark Kessler, and Christine Maxbauer introduced themselves as the present Board members.

Mark Shoberg introduced himself as the HOA manager and Baylea Hice introduced herself as part of the HOA team.

Christine Maxbauer motioned; Don Schuster seconded and approved the last board meeting minutes.

Discussion of New and Old Business:

Discontinue HVAC/Swamp Cooler service as part of HOA services

Don Schuster opened by explaining how requiring homeowners to schedule and complete their own HVAC and Swamp cooler services will save the HOA \$6,300 annually. As this cost increases, it will save the HOA more each year.

The homeowners would have to hire a professional that is licensed and insured to complete the job. Don and Mark explained the reason for the license and insurance is to cover any damage that might be done to the newly installed roofs.

The Board decided to hold off on making any changes to this until the Annual Meeting on November 11, 2020.

Selling the water rights

Pros and Cons of selling the water rights were discussed. The HOA owns 13 water shares and is considering selling them. The HOA currently uses domestic water, and is paying to have the water shares maintained. Selling the water rights will save the HOA around \$400 annually. The HOA does not use the irrigation water at all and has no plans to ever use it again in the future as it is prohibitively expensive to set up a system/pump/s, pump house, etc.

The Board decided to hold off on making a decision to sell until the Annual Meeting on November 11, 2020.

Painting

Don would like to compose a painting plan for the complex. We can go about this several ways, but the plan is necessary. Christine is meeting with Vivax next week to discuss the topic and pricing. The chimney caps are damaged and need to be painted which can cost \$15,000.

More information regarding the painting plan will be discussed in the future.

Dryer Vents

How often should the HOA require owners to clean their dryer vents? Dr. Vac highly recommended that owners clean it yearly in order to maintain safety. American Family Insurance requires yearly cleaning to receive the coverage.

Owners would be in charge of scheduling their own maintenance to clean the vents and would need to provide proof of the cleaning with a receipt.

Landscaping

Don has reached out to Luke at Deep Creek to discuss with him the trees preservation, replacement, types, etc. Mark has found 3 different areas where the down spouts aren't connected and concrete pads have dropped 3 ½ inches. The board is going to research how this can potentially be added to the budget. Mark is going to meet with vendors for bids.

Closings

As of August 1, 2020, closings will incur a \$500 Capital Assessment fee. This fee will go towards reserves.

Exterior Fixture replacement

Christine introduced a new exterior LED light fixture that uses 25% power at standing times, and will use 100% of its power only when motion is detected.

All the exterior light fixtures must match, so this is being considered when making the purchase.

This fixture will aim to save money and will be presented at the Annual Meeting November 11, 2020.

Budget

Adjournment

With no further business to discuss, Mark asked for a motion to adjourn the meeting.

Motion: Christine

Second: Don

The Glen October 22, 2020 Special Meeting was adjourned at approximately 4:47 p.m.