

## Draft Minutes of July 7, 2022 Board Meeting

The meeting was called to order at 8:05 p.m. Board Members present:

Jack Schoen  
Todd Schneider  
Geoffrey Hill  
Anthony Eng  
Geoffrey Hill

Also present: Debra Lewin and Jason Veracco

Management Report: Dan requested approval of a \$3,000 expenditure to purchase fill valves for the pool and spa. Todd recommended the Board table the request until the next Board meeting. There are other less expensive options available, and Todd will discuss those options with Dan.

Trees: Currently, Dan is hand-watering the new trees that were planted. Geoff will ask Dan to contact IStar to determine the proper care and watering of the trees.

Financials: Anthony reported that the current Operating Fund is \$75,370.87, and the Replacement Fund is \$209,363.76. We are currently tracking to budget.

Renovation Committee: Jason reported that the mid-level renovation of the hallways was overwhelming the winner in the recent survey. Cost for the high-level is approximately \$600,000; mid-level \$326,000, and low level \$285,000. This does not include potential change orders. Geoff suggested that we build in 10% contingency of \$32,600. The contingency would be funded by Reserves. There was a discussion relative to the affect on Reserve requirement if we did the remodel. There are items in the Reserve Study that would be paid for in the remodel which affects the contribution to Reserves. Funding those items with the remodel means Fireside would require a smaller Reserve. Approval was given for Geoff to contact Alliance and see how much it would cost for Black Mountain to redo the Study. The Board approved Geoff to counsel with Butner and our Attorney to determine proper voting procedure and percentage of votes needed to approve the expenditure for the hallway renovation.

Jason will prepare a follow-up survey and an e-mail to owners sharing the results of the survey.

Next meeting: The next Board meeting will be held on **August 3 at 8:00 p.m.**

Todd was not able to send in his nomination request in time to be placed on the ballot. This issue will be dealt with at the Annual Meeting.

The meeting was adjourned at 9:33 p.m.