

TALL PINES CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 6, 2018 4:00 PM
MCPM OFFICE/CONFERENCE CALL
APPROVED

CALL MEETING TO ORDER

Meeting was called to order at 4:03 PM

ROLL CALL

Present: Joe Legnard (Board), Jason Rehm (Board), Chuck Yenglin (Board), Eric Mowrey (MCPM), Chad Griffith (MCPM), Janet Meinen (MCPM)

NEW BUSINESS

- A. Review of 2018 HOA Budget --- Janet led discussion with a quick review of 2017 financials. Janet indicated that with no dues increase with proposed budget would leave the HOA with a small deficit. Janet went line by line through the proposed budget explaining how the amounts were determined. The deficit was primarily due to increased insurance costs. Budget discussion continued with questions around the deductible and the need to look for another quote. Janet quoted premium prices based on increased deductibles for the board's review. Board directed MCPM to reach out to Farmers and possibly State Farm for an additional quote to compare to present policy with American Family. Budget discussion continued with a lower insurance premium. Janet pointed out that the last dues increase was 2015 in the amount of \$15 per month per unit. The board opted to lower the budgeted amount for electricity from \$2500 to \$2200. Grounds maintenance budget was lowered from \$1405 to \$1100 by eliminating fertilizing, power raking, and aeration. Major maintenance was lowered from initial budgeted amount of \$1000 to \$750. Discussion shifted to analysis of the CRF and upcoming projects, in particular the status of the roofs and the status of the decks. Janet pointed out that the roof replacement number is not necessarily accurate as it has just been formulated by an inflation factor. There was also discussion on the retaining wall project and whether it needs to be repaired or replaced. The question was raised as to whether our enhanced coverage with AMFam will cover the retaining wall expense. Inspections will be scheduled for the spring to get real costs associated with roof replacements, deck inspections, and retaining wall inspection. **Motion was made to approve the budget as presented with 2 changes: electric lowered to \$2200, insurance kept as presented (\$4626), and major maintenance lowered to \$750. The motion was seconded and passed unanimously.**
- B. Comcast update—Eric provided an update to the Comcast upgrade and that the project would begin in the next few weeks. All units will get one high def receiver and two adapters. Internet is still up to individual owners. MCPM will accompany Comcast into each unit for the installation process.
- C. Green Jeep---The green Jeep is still parked in the Tall Pines parking lot. This is making snow removal difficult. MCPM has put notices on this vehicle. The owner of the vehicle then made copies of the notice and put on all vehicles in the Tall Pines parking lot, causing much confusion and concern for owners, guests and renters there. The board decided to not pursue this with the

police or through more notices/certificates/stickers. MCPM will continue to monitor and reach out to the police for some suggestions

ADJOURNMENT

There was a motion and a second to adjourn. Motion passed unanimously. Meeting adjourned at 5:21 PM.

APPROVED: January 29, 2019