

Annual meeting packets mailed with insert – approve the % of owner votes needed to make changes to documents, annual meeting to be held at the Little Clubhouse

Roof-Building 4, roofer has been out three times, making repairs, not charging the association until he finds a repair that will work-board made the decision to continue to repair as long as possible-work toward building reserve for future replacements, increase reserve funding on future budgets

Stair repairs, new price \$135/stair, 12 stairs to be repaired at this time, cost \$1620 from operating funds, Brian will paint after the repairs are made, Don H motion to make repairs, Don S second, unanimous decision, make repairs.

Lawn Contract-cancel contract with Nik's, sign contract with Laurose – no automatic renewals – 30 day out clause

Conclusions: Phil to contact contractor regarding drainage, Phil to get date from contractor for pool repairs, continue making repairs on flat roofs as long as possible, move forward with stair repairs at \$135/stair.

Action items	Person responsible	Deadline
✓ Contractor to be scheduled to check drains	Phil Colettis	Next meeting
✓ Stair repairs to be made	Phil Colettis	ASAP
✓ Cancel Nik's sign Larouse	Phil Colettis	ASAP

Agenda item: Committee Updates **Presenters:** Helene Holzhammer

Discussion:
 Beautification committee to work with new lawn contractor on planting included in contract
 Communication – request approved to spend \$35 on new member packets, continue working on owner/resident list

Adjourn meeting: 7:25pm – Elaine H motion, Don H second

Other Information

Residents attending:
 Chris Haycox, 109 Mary
 Mary Stone, 109 Camille
 Helene Holzhammer, 204 Mary
 Moira Pezzino, 108 Mary
 Anthony Pezzino, 108 Mary
 William Castro, 117 Camille
 Art Bruschetti, 128 Camille