ARBOR PARK HOA

Date: March 20, 2025

Time: 6:15pm

Location: Virtual,

Zoom

Call to order by President Mike Stern

Attendees: Board members: Mike Stern President; Bob Gardener, Secretary; Bill Post, Treasurer; Andrew Carl, Advisory; Amanda Fierstein, Advisory; Gavin Griffiths, Advisory;

Anne Baker, Ben Fierstein, Ryan Lowe, Andrea Michealson, Stu Huck, Gordy Megroz, Joe Thielen, Christopher, Brittany Hoeffer, Chad White, CarolAnne Carl

Old business

- Minutes from the last meeting
- Approval of previous minutes. Minutes approved.

New business

- President's review of financials and remarks: Mike: Analyze water bill, dues may increase. Andy: "Reserve study? 1. Roofs 2. Streets Painting annual, deck repair ongoing. 1-2 big expenditures per year, 95% funded next 20 years" Ben had a question on expenditures for railing, stairs, and common safety elements. Mike reported HOA responsibility is railing and parts; homeowner decking and joists.

- Discussion and approval of 2025 budget: Mike: "Budget, voted to increase dues twice. Budget predicted to increase."

- Election of Board Members: Motion to approve Andy-passed. Mike stepping down as President. Jeannie and Andy meeting regularly with Mike. Bob Gardener stepping down. Ryan Lowe stepping into Treasuerer. Amanda Fierstein stepping into Secretary. Mike Stern in advisory role

- Discussion of outdoor grill status:
  Mike: "Actively looking for replacement (removal of gas grills outrageous) cant find another carrier. NO claims past 4 years. Clear record deductible for 5k to 10k" Will have to pay for things under 10K."
  "Insurance- no open flames. Sept. 1 - gas/charcoal grills need to be removed, electric grills are acceptable replacement. Will need supervsion of this process."

- Discussion of landscaping and other maintenance items:
  - How many decks were replaced? Question not answered.

- Discussion of landscaping company noise during the day
- Bears on decks a safety issue
- Bird be gone in roof eves, LOTS of bird waste
- Directive-Don't bag recycling
- Covenants coming from lawyers to synch by laws and insurance policy
- Stu: gutter problems
- Ryan: gutter problems
- Amanda: Gutter problems
- Quote from Mr. Vac to clean dryer vents
- Gavin suggeste a list of qualified licensed and insured contractors for HOA
- Ryan commented on HOA exposure, safety issues, and HOA needs 3-5 year reserve

Action items

- Insurance ongoing-Mike
- Reserve study ongoing-Andy
- Paul to repair roof related items

Adjournment

- Next meeting details: Next meeting details were not documented by note taker.
- Time the meeting was adjourned: Time was not documented by the note taker on 3/20/25. Handwritten transcript was created by Carol Anne Carl. Minutes were translated by Amanda Fierstein, current Secretary.