

MINUTES: MUTUAL 59 FINAL BUDGET MEETING

October 18, 2018

President Mary Jane Hargrove called the meeting to order at 10 A.M. in the Large Conference Room at MOD.

Directors Present:

Mary Jane Hargrove, President

Jon Rantzman, Vice President

Victor Vigil, Treasurer

Linda Fletcher, Secretary

Directors Absent: Dave Peters

Also Present: Rick West, Building Maintenance Manager, MOD staff Paul Donner and JoAnn Cooper, and Bunk Sicotte, one of two board position candidates who were invited to the meeting

It was moved, seconded, and carried by unanimous vote of the board members present, to adopt the proposed budget for 2019. The monthly HOA fee will increase by \$18 (2.1%) to \$884 beginning January 1, 2019.

JoAnn Cooper and Paul Donner left at the close of the Budget Meeting.

MINUTES: MUTUAL 59 MAINTENANCE MEETING

DRYER VENT CLEANING: The board voted to hire Welcome for dryer vent cleaning, and to schedule cleaning for each unit every two years. **POLICY RULES WILL NEED TO REFLECT THIS CHANGE.** Rick will issue a new work order for the 54 units on Horseman's Canyon for this year, and 54 on Autumnwood in 2019. \$75 per unit, \$4050 total each year.

CUSTODIAL SERVICES: Nancy Bunch, Building Maintenance Coordinator, joined us. Nancy will request from Welcome 1) removal of stains from last winter's rain puddles on breezeway B, 5951 Autumnwood ASAP, and 2) monthly posted schedules with specific dates for each area to be cleaned.

JUNK: VetsJunk will haul away a full truckload of unwanted items. Jon will

schedule a pick-up date. He will call in a work order a week beforehand for MOD to remove and set aside for pick-up any personal items (excluding personal shopping carts) from anywhere on the garage level other than within the storage cages. Residents will receive 30-day and 15-day notices warning them that items outside of cages will be removed.

SHOPPING CARTS: The board agreed to allow a large grocery cart in each golf cart room for all residents to use, as long as it is stored in a vacant golf cart space with permission of the space owner. Vic will edit or replace signs that disallow shopping carts in golf cart rooms.

ATRIUM TILES: All buildings except 5961 have tile floors that need to be repaired. Rick will obtain quotes for resetting tiles as well as for replacing the floors, in order to add 1st floor replacement to the reserve study for funding.

COURTYARD DRAINS have been cleared and will be scheduled once per year in the fall in all courtyards, with Roto Rooter.

METAL PLATES have been installed on garbage room doors in Horseman's Canyon buildings and will be installed on Autumnwood shortly.

MAIL GANG BOX is scheduled to be installed on November 2 at 5920 HC.

LIGHTING TIMER BOXES have not been tampered with since locks were installed.

POOLSIDE FURNITURE Linda will contact Marge Sicotte, Pool Committee.

LANDSCAPING The board judged Brightview services very satisfactory so far (regular sidewalk and courtyard clearing, skillful pruning, and attentive care).

MAINTENANCE WALKTHROUGH SCHEDULE: 10 A.M. on November 13 and 14.

The meeting adjourned at 11:45 A.M.

Linda Fletcher

Secretary, Mutual