

Minutes - Queens Grant Soundside Board Meeting

May 17, 2021

- Call to order @ 7:31 pm
- Quorum established
 - Attendees: Sallie, Jeremy, Andrea, Bill C., Jay. 1 vacancy.
- Previous Business –
 - Apr board meeting minutes approval - Motion by Bill C, Second by Andrea. - In favor – All.
 - Irrigation is about 80% repaired and running. Sod to be repaired around Observation. Seawall is causing huge holes in ground, Incredible Lawns to fill the holes with lots of dirt to cover the safety issues.
 - 960B Tower Ct gutter has been repaired the gutter and ground washout. Jeremy checked after rain and some small area is still washing away. Jeremy to keep an eye on it next time it rains heavily to see where the remaining water is coming from that is moving some mulch.
 - ARC request – Numbering on MFH (building 1 & 8). Jeremy been doing research on where to procure the same style numbers. Then procure and install on behalf of owners.
 - Financials – Sallie wants to post financials to the website. Bill C nobody past due now. Bill C will call Seth to determine how to pay off the insurance loan. Bill C will request Financials from Tina for the period of 1 Jan – today, then send that to Community Manager to post on the QG website.
 - Insurance financial info discussed by Bill C - on how to handle the remaining insurance settlement balance, to be transferred IAW the previous vote to put it in the Reserve account for future use. Bill C will divide it up as listed in previous email.
 - No Parking on Grass signs have been installed in various locations.
 - Damage to 968B exhaust fan area. Front bedroom in 968B has lots of interior water damage. Greenhill sent a siding specialist to check on the status this past week. More to follow as they get them to dismantle the vent area, and decipher the cause. Hopefully Greenhill acknowledges their responsibility and fixes the exterior and interior issues.
 - Historical Tower update – Sallie talked with Kim. Newest info is that Kim will hold onto the tower probably so he does not lose control of marina and his boat slip. Bill C will figure out how to get a title search completed.
 - Spectrum discussion. Tina stated that Spectrum will send bills to the owners that show outstanding equipment since Spectrum was supposedly tied homeowners. Jeremy is skeptical this will play out in this fashion since Spectrum could not provide a list of equipment per unit back in Mar.
- New Business –
 - Signs (and other changes to exterior) must be reviewed by ARC. Sallie asked Jeremy to include a reminder in the newsletter.

- Sallie asked Tina to put together list of contractors and related timeframes. Would like to have a document that lists timelines and deadlines so things are not missed.
 - MFH unit decking needs to be readdressed as the decks need to be rebuilt. Sallie offered 3 options to get them rebuilt. 1. Full assessment to cover entire rebuild. 2. Shared assessment and portion of reserve to be used. 3. UNKNOWN. Will need get quotes in late summer.
- Adjourn
 - Bill C motion to adjourn, Andrea second. Sallie closed the meeting @ 8:42 pm.