

## Minutes - Queens Grant Soundside Board Meeting

Jun 21, 2021

- Call to order @ 7:34 pm
- Quorum established
  - Attendees: Sallie, Jeremy, Andrea, Bill C. Absent - Jay. 1 vacancy.
- Previous Business –
  - May board meeting minutes approval – Motion by Bill C., Second by Andrea. - In favor – All.
  - Incredible Lawns update - Sod repaired around Observation. Irrigation panel to be moved from 956B.
  - 960B Tower Ct gutter downspout gap was repaired and the ground washout has improved. Jeremy checked after rain and some small area is still washing away. Still cannot determine where the washout is occurring. Will keep an eye on them.
  - ARC request – Numbering on MFH (building 1 & 8). Jeremy paid for the letters/numbers. Will pick up number and letters from Jaxson Signs tomorrow. Then install them soon.
  - Financials – Financials posted to the website per Bill C request. Bill C only 1 past due now. Bill C got Premier to pay off the insurance loan.
  - 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.
  - 968B Greenhill project. Greenhill had a vendor take the vent off and reinstall it with more sealant. They confirmed water had been behind the vent. Greenhill came last week to have a sheet rock contractor size up the work to fix the front bedroom. They will return to complete the job.
  - Historical Tower update – Sallie talked with Kim again. Kim wants to keep the tower in his name now. Bill C to pursue title lawyer to determine if it is indeed owned by any of Kim's companies.
  - Sallie's reminder to ask Tina for contractor list.
  - 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.
- New Business –
  - Roof leak 953D update – Andrea briefed that the leak was legitimate. Contractor caulked the eve where it had faulted. Invoice will come to the Board. Matthews will get vendor to put together quote. Andrea will follow-up with them.
  - 924 Observation request to add canvas awning over top deck. Sallie wants more details to determine if it is permanent or can be removed easily to decipher if it will require more approval or not. Jeremy to ask Ted to give more info.

- Andrea asked if there should be a standard for signage on Soundside on houses. Sallie stated that there is no standardized requirements and will be up the owners until something causes an issue potentially.
- Adjourn
  - Jeremy motion to adjourn, Bill C. second. Sallie closed the meeting @ 8:13 pm.