

Minutes - Queens Grant Soundside Board Meeting

Sep 20, 2021

- Call to order @ 7:32 pm
- Quorum established
 - Attendees: Sallie, Jeremy, Andrea, Bill C, Hannah. 1 vacancy.
- Previous Business –
 - Aug board meeting minutes approval – Motion by Bill C., Second by Andrea - In favor – All.
 - Incredible Lawns update – Bill made motion to test fabric to hold back dirt. Jeremy second. All in favor. Jeremy to relay to Abraham to try that approach.
 - Abraham worked on last week's issues regarding sprinkler heads. The status of the various items to be spelled out via email to Sallie and rest of the board as there are some concerns folks are messing with equipment (turning them off or removing items) and thus causing irrigation issues. Fall cleanup and beautification will commence in Oct, Abraham states that they will keep it under \$3.3k.
 - Bill C gives Tower update – Chicago title was not clear. Historical tower fact finding mission discussed. Hannah moves to table, Andrea seconds. All in favor.
 - Numbers for MFH (building 1 & 8) are ready and will be installed next week.
 - Financials –Bill C gave update, nobody more than 30 days past due.
 - '22 budget discussion
 - Sallie will send an email to request volunteers for open board position, and to see if anyone wants to run opposed to Treasurer position coming open currently filled by Bill C.
 - Pressure washing quote. Quote from WaterWorks to be addressed. Jeremy to ask them to adjust their numbers to fit our budget this year to get powerwashing done in late Oct.
 - Insurance rates per Zach rates are going up a bit more than we had originally anticipated from him (20%). Zach recommends it may go up by 25% or more. So we discussed how to incorporate that into the budget numbers for the year.
 - At the request of Andrea Bill C backbriefed Hannah on budget numbers we are using for insurance and how that impacts overall dues.
 - Sallie wants these subjects addressed - MFH deck, stairs to have assessment or borrow from reserves. Checked reserve balance of @\$72k – Jeremy has quotes coming in momentarily from various companies.
 - Jeremy to move to pass 22 budget to present to the members for vote at annual meeting on 6 Nov. To be included in the annual packet. This packet will be produced by PMC on our behalf in the coming weeks to be mailed out. Bill C will email to Derek and literature about insurance
 - Annual Meeting coordinations
 - COVID protocol – have to ask lawyer what options we have.
 - Board decided to invite owners with chairs to avoid renting them.

- 968B Greenhill project. Jeremy asked the owner and they are happy with the work. Rhamy from Greenhill stated that if mold reappears we can contact them to correct it, replace the carpet. Item closed.
- Jeremy called contractor (All Seasons Roofing) to get chimney cover back up on bldg 1. TS Elsa caused it to blow off. All Seasons Roofing did not call back after 3 calls. Highland Roofing is coming on Wed 22 Sep to do the repair and inspection of the roof.
- Sallie shared a request by 956B unit to have a deck board repaired on the rear stairs of that unit as the board came off this past weekend. **item repaired 25 Aug.
- Resort Fee – Derek owes the Board a response as to what other like communities charge. Awaiting that response, will share then. Charles Meier needs to be consulted to figure out how to set this up.
- Sallie contacted Derek JOEMC to request Light Trespass panels to be installed to cover
- New Business –
 - Jeremy gave the opinion that the trim doesn't need to be repainted around Tower Ct.
- Adjourn
 - Bill C motion to adjourn, Hannah second. Sallie closed the meeting @ 8:54 pm.