

Clearbrooke Townhouse Condominiums

Board Of Directors Meeting

July 17, 2023

I. Call To Order

Meeting Called to Order: 6:45 by Donna Kemp

Certify Quorum of the Board: Quorum Established (Present BOD: Donna, Peggy, Stephen, Kiva)

Ameri-Tech: Angela

Homeowners (signed in): Various

II. Homeowners Questions

- 1812 new roof had paper work for inspector attached to door. Will call to see if the permit has been closed out.
- 1816 Company checked the damage from roof replacement still waiting on someone to come out to fix front overhang.
- Asked for rule update on only using your own trash can.

III. Old Business

- Rule changes- waiting on word document to update rules for approval from board.
- Termites- Waiting on company to reach out to residences for testing.
- Wind Mitigation- Still waiting will be working on getting them out to 1812 for inspection.

IV. New Business

- Manager's Report
 - i. Financials were emailed 7/12.
 - ii. 30+ days delinquent- 3 Accounts
 - iii. 60+ days delinquent- 2 Accounts
 - iv. 90+ days delinquent- 1 Accounts
- Repair & Maintenance
 - i. Change 2 lamp post \$400 approved by board
 - ii. Waiting on bid for #1 roofing for 1865-71
 - iii. Round about repair waiting on Scott Hood to bid.
 - iv. West drainage ditch waiting on bid from Millennium
 - v. Pool Deck will be resurfaced in October.
 - vi. Landscaping needs improvement board requesting to go to bid.

- vii. Tree trimming needs to come back to finish job, left branches which needed to be cut down.
- viii. Pool company will be contacted on pool level and cleaning tile.

- **Violation**

- i. 1843 fence was knocked down letter needs to go out stating board approval needs to be granted first before work started, as well as no keeping personal items in car port.
- ii. 1809 secondary fence needs to come down will send letter to owner.

- **Adjourn Meeting- 8:00pm**