

Clearbrooke Townhouse Condominiums

Board Of Directors Meeting

October 2, 2023

I. Call To Order

Meeting Called to Order: 6:33 by Peggy

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

Ameri-Tech: Keith Phillips

Homeowners (signed in): Various

II. Home Owner Comments

- Wanted update on tree but still waiting on Arborist.
- Question on Lawn service on cinch bugs, explained it was sprayed.
- Question on laundry room roofs which we are waiting on update for.
- Green algae on side of the building, explained it will be fixed when we pressure wash and paint.
- 1816 following up on stucco repairs and issue with the interior and the beam. Received quote for 10k will follow up with quote and inside issues.
- Question on weeds with lawn currently.

III. Old Business

- Termite Treatment
 - i. Buildings will be done in November but waiting on 1882-1888 for signatures. Will try to contact them to get signatures.
- Pool Camera
 - i. We will have it taken care of and reset.
- Gutters
 - i. Will be taken care of in the next few weeks.
- Stucco Repairs Update
 - i. Received quotes from Specialty Builders, Once questions are answered we will look to approve.

IV. New Business

- Repair & Maintenance
 - i. Balcony @1870 we need to have it looked at due to possible wood rot.
 - ii. Drainage ditch still waiting on quotes for west side.
 - iii. Roundabout still waiting on bid for repair.
 - iv. Need date for roof replacement on 1865-1871.

- v. Pool guy will be changing his day from Monday to Tuesday.
- vi. During November Conner will be on vacation for 3 weeks, will have Ameritech schedule bathroom cleaning for once a week.
- **Violation Discussion**
 - i. Violations are being completed as needed.
 1. Letters sent on sheets for ESA Renewal
 2. 1870 Go Cart
 3. 1894 Blocking Sidewalk
 4. 1843 Front Porch
 5. 1807 No advertising on car
 6. 1802 Remove Flag
 - ii. 1835 Flood light was attached to stucco letter going out to remove.
- Update rules and regulations
 - i. No smoking or vaping in the dog park.
 - ii. No dog sitting for dogs over 30 pound weight limit.
 - iii. No smoking or vaping in the pool area.
 - iv. No storage in front porches or covered parking areas.
 - v. Nothing to be affixed to the outside of the building.
 - vi. Raise application and background check fee from \$100-\$150 voted and approved during meeting by board.
 - vii. ESA dogs will need updated registration submitted once a year.
- **Next Board meeting**- November 6th
- **Adjourn Meeting**- 7:33 by Tony.