

Clearbrooke Townhouse Condominiums

Board Of Directors Meeting

March 18, 2024

I. Call To Order

Meeting Called to Order: 6:05 by Angela

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

Certify Minutes From Last Meeting: Yes

Ameri-Tech: Angela

II. Old Business

- 1864 Fence- He is willing to come back to have brackets put up we will review to see what options we have after reviewing with Conner.
- 1858-1864 wind mitigation- Fairwinds is available Friday and will connect with Homeowner to set up an appointment to come out.
- 1883 Rental Unit- approved to stay through June.
- Non-Resident Large Dog Rules- private property nonresidents not allowed.
- Sidewalks- pressure washing except 1873 to 1874 which has been done getting bids on everything else.
- 1891- renter has a trailer and drove on sidewalk and now needs to be cleaned.

III. New Business

- 1825-1831 electrical wires- Waiting on who is responsible for wires.
- Fire Extinguishers- Fire master is coming out to do annual inspections.

IV. Repairs & Maintenance

- Gutters are complete and can be paid.
- 1833 stump removal has been completed.
- 1859 need bid on laundry room roof leak.
- Specialty Builders:
 - i. 1879 bid on patio roof \$2,200, but patio roof is not association responsibility.
 - ii. 1864 has bid to replace stucco \$14,875 will look to see other bids.
 - iii. 1806 replace leaking balcony where connected to building bid \$2,000.
 - iv. 1828 replace stucco waiting on bid and set date to complete.
 - v. 1870 waiting on balcony appraisal.

V. Manager's Report

VI. **Next Board meeting**- April 8th @6pm

VII. **Adjourn Meeting- By Steve @ 7:30**