

Clearbrooke Townhouse Condominiums
Board of Directors Meeting
www.clearbrooketownhome.org
March 17, 2025

- I. **Call To Order**
Meeting called to order: 6:01pm by Kiva
Certify Quorum of the Board: (Angela, Peggy, Kiva, Robert, Steve)
Ameri-Tech: Angela
Homeowners: (singed in): Various
- II. **Homeowners Questions**
 - a. **Various-** question on how the rental list works and where we stand currently.
- III. **Insurance Update-** Went over new rates and seeing 9% decrease, also spoke about carports and how they are covered.
- IV. **Old Business**
 - a. **Fire Extinguishers-** supposed to come out 3/18 to repair and inspect all locations.
 - b. **Sidewalk update-** we are next on their list to update, eta within 2 weeks.
 - c. **1825 Roof repair update-** #1 roofing they are calling the tech, still no date waiting to hear back.
 - d. **1840 Roof repair-** company says its been completed but still leaking Angela will call and make appointment to come back out.
 - e. **Contractor scheduled for approved repairs(stucco, balcony)-**
 - f. **Cost analysis of needed repairs-** Various discussed off sheets list.
 - g. **New pool pump-** Angela spoke with Gus he recommended getting the chlorinator and renting the pump which will cost \$350 per month. Will get proposal from him on total cost.
 - h. **1818 & 1854-** Approved for stucco repair and engineer to access 1854.
 - i. **Sale 1883-** Walk through took place after security deposit he will receive \$200 dollar back. Will set up an appraisal to get price set.
- V. **New Business**
 - a. **Website updates-** new budget and minutes are all on website.
 - b. **Special Assessment meeting-** Due to repairs board will meet to discuss special assessment on April 7th.
 - c. **Creating pool committee-** Board has voted on appointing Donna Kamp & Ronnie Rodriguez will oversee pool safety, usage and general maintenance.
- VI. **Repairs & Maintenance**
- VII. **Manager's Report**
- VIII. **Violation Discussion**
- IX. **Adjourn Meeting- 8:07pm Next board meeting 4/7/25**