

Clearbrooke Townhouse Condominiums
Board of Directors Meeting
August 11, 2025

I. Call To Order

Meeting called to order: 6:04pm by Robert

Certify Quorum of the Board: (Robert, Peggy, Kiva, Steve)

Ameri-Tech: Angela

Homeowners: (singed in): various

II. Homeowners Questions

- a. **1889-** Says there are smells coming through the wall and there is an opening in it.
- b. **1840-** Looking where we stand with the vent on the roof leaking, waiting on pictures to send to the roofers, because roofers are claiming it was done. Secondly wanted us to reach out to Duke to see about cutting down the trees that are touching the wires. Third issue.
- c. **1834-** concerned about a tree outside his condo that they feel is dead and would like to have it looked at before the next storm.

III. Old Business

- a. **1854 Repairs-** moving forward with drawings to figure out what our options are for.
- b. **Update on Ditch-** Dennis sent proposal over to clear it out 14,319 which is for east and west ditch, John also looked at it and waiting on proposal.
- c. **Update on sidewalk cleaning-** Have a proposal from H2O and its 2,400, board approves cleaning.
- d. **Update on pool repairs-** Checking on what has been done and what still needs to be completed. Angela will follow up with him. Also we have a leak in the room where the pumps are, will have Gus come out and take a look at where the leak is.
- e. **Updated on stray cats-** We are not going forward, Robert has sprayed vinegar around the area. Sending violation letter to 1835 on feeding the cats.

IV. New Business

- a. **1896-** Stucco repair \$6,663 which includes the stucco replacement and water proofing and repair carport structure. Board is approving this charge of \$6,663.
- b. **1971-** Second story stucco repair for \$1,174, Board is approving.
- c. **Playground-** Need to have a sign saying playground closes at dusk and pickup trash.

V. Repairs & Maintenance

VI. Manager's Report

VII. Violation Discussion

VIII. Adjourn Meeting- 8:02pm Next board meeting 9/8/25