

Attendance: Desrie Nisbett, Brandon Elmes, Cassy Lockett, Joe Lockett, Reggie Garcia, David Breckenridge, Angela Martin (Mulloy Properties)

Financials

- There is a safe amount of money in the reserve and in the checking account.
- We have a larger payment for A1 coming down the pipeline in a few months.
- No real issues with people paying on time.
- Landscaping contract will be signed January 1.
- Snow removal contract is signed.

Pool Contract

- \$15,300 to resurface the pool.
- We had been cited previously for this and we would not be able to open the pool without it.
- 10 year warranty on the materials; we could get 15 years out of it.
- Pool opening/closing, maintenance, etc. is a little over \$5,000 a year.
- Fencing height is currently not tall enough. Metro ignored this last year, let's hope that continues
- Pool shed roof is leaking. We will get an estimate on how much to replace that

Staircase/Deck Replacement:

- Hopefully once Spring comes around, we can get better estimates on replacing decks.
 - 366 is in more dire need. This was unanimously approved. There is about a 6-8 week lead time.
 - 365/B15 is one we can probably get a better estimate on. Robert Kirby is another option.

Violations

- Trucks are blocking the sidewalks. We will send out violation notices
- We will recommunicate the two car per unit limit rule.
- There are also some issues with people storing items on the front porch. Chairs and some other items are OK.
- We will keep an eye out for the larger Dalmatian dog.

Siding – patch job?

- 402 siding should be corrected as of yesterday.

Critter Removal

- We had raccoons taken out of a unit's closet.

Unit 317 Shed leak

- This has been a recurring shed leak. Eclipse will look at it to figure out why it is leaking.

Tree cuttings/tree trimming

- Some old dead trees were taken down. They were placed off to the side where it is not CSC property. This could become a home for pests. There is one in between B15 and B16 as well as between B9 and B10 (by pool bathroom).
- We will get a bid from Marcell's Tree service to come back and chop them up. Deck Staining

Walkway on Building 14

- This appears to be fixed and good to go.

Deck Staining

- There is nothing we can do—it's too cold.

Orange tag stickers

- Having an old beat up van is not a violation. However, if they have more than two vehicles, it would be. 364 appears to have 5 vehicles for one unit.
- There is a designated area for motorcycles. It is across from B8. We should get a sign placed there.

New Business

- Landscaping: (Most of this is for the Spring, but we are getting a plan set)
 - David, Mary, and Peggie (our contact at Greenscapes) will all be involved in keeping an eye on the landscaping.
 - Pool area is going to be another focus.
 - We need to address the volleyball court. Removing the sand would be costly. The other option would be to actually maintain the court.
 - The tennis court needs a new net and the fence needs to be addressed.
- Water company is doing maintenance to the main line that may affect us.
- Mole removal has been ignored for a while. They are now visible at 7 buildings. This is something we need to address. They are hibernating now, we will have to address it in the Spring.
- We are going to ask A1 to leave a notification when they come in the units to spray.