

PLUM CREEK VILLAGE CONDOMINIUM ASSOCIATION

MEETING MINUTES 05/23/2023

Call to Order: 5:30PM

Attendance: Charlie Funke (Vice President), Timberly Myers (Treasurer), Wade Neiderer (Member), Joseph Moklak (Member) and Ryn Miller (York H-G Properties)

Approve Previous Meeting Minutes: Reviewed and approved minutes from 11/16/2022

Review of financial statements:

As of 04/30/2023

Operating: \$13,155.12

Reserves: \$99,626.20

Members 1st CD (6/2024 @ 4.4%): \$25,093.65

Series I Savings Bond (purchased 10/2022): \$10,000.00

Notes:

- Members 1st CD came to term in Feb 2023. Closed out and reopened new CD at 4.4%
- Landscaping & Snow removal is underbudget ~\$3600
- Electricity and water bills have increased

Rental Waiting List:

1. 129 – Wade Neiderer

Open Work Orders:

- 6644-1 – Peeling paint, rotting wood, rust around window
 - Proposal from painter to paint trim and shutters, see discussion below
- 8251-1 – Updated proposals for concrete work
 - See discussion below

Old Business:

- Painting – Does the board want to contract to paint trim and/or shutters?
 - Estimate to paint door frame trim and shutters \$135.00/unit - \$6210.00 total
 - Includes sanding as needed and cleaning shutters in place prior to painting.
 - Board would like to re-evaluate painting until after power washing buildings and shutters is completed
 - Board would like to compare cost to replace shutters instead of painting
- Landscaping
 - Requested estimates from Lawnsapes Unlimited (Snow removal vendor), K&C Lawn Care, Benton's Lawn & Landscape, Above N Beyond Lawncare. Skyview's pricing will remain the same
 - No vendors returned estimates for lawn care, Skyview has resumed maintenance this season. Will continue to seek other vendors
 - Reviewed concerns with landscaping to include not trimming around edge of property, clumps of grass being left behind. Need to get estimate to trim up trees and weed the creek bank

- Concrete
 - York H-G's New Director of Maintenance is coordinating estimates. Estimates to include replacement of damaged concrete where needed instead of just lifting and sealing cracks
- Rules & Regulations Update
 - The Board discussed the need to amend parking rules, but found them to be sufficient currently. Will continue to evaluate and will address as needed
- Updated Reserve Study
 - Estimate from Miller Dodson is \$3050. The Board agreed to proceed with updated study, it has been useful for budgeting and planning

New Business:

- Shutters
 - Clean vs. Paint - Cleaning the shutters may help with some discoloration, but they are also faded.
 - Several are loose, but some have already been re-secured. Checking and re-securing would be done on a time and materials basis.
 - Discussed looking into cost to have shutters replaced instead of painted.
- Building cleaning
 - The board discussed that cleaning is needed since it was last done in 2020. York H-G will coordinate estimates.
- Landscaping Issues
 - Issues were discussed, York H-G will coordinate with the vendor to request improvement of service

Executive Session:

- Delinquencies: total delinquency \$1,141.00

Next Meeting Date: TBD

Adjournment: 6:30pm