

PLUM CREEK VILLAGE CONDOMINIUM ASSOCIATION

MEETING MINUTES 07/25/2023

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 05/23/2023

Review of financial statements:

As of 06/30/2023

Operating: \$16,602.08

Reserves: \$102,950.87

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

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

Expenses: \$2,507.86 (landscaping, utilities, management fees)

Notes:

- Property tax was paid in May

Rental Waiting List:

1. 129 – Wade Neiderer

Note: Need to follow-up with 106/131 about changes in tenants. Lease agreements and tenant contact information needs to be provided to the COA.

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
- 8672-1 – 137– caulk around window
- 8679-1 – 124 – has a pit/hole in the exterior foundation behind the A/C unit
- 8680-1 – Front sign needs to be repaired

Old Business:

- Painting
 - 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 will table this discussion until after the reserve study
- Landscaping
 - Recent inspection showed improvement, but still areas that need to be addressed.
 - Estimate to remove dead tree behind 137 is \$220, the board approved to proceed with removal. This area doesn't belong to the HOA so we would need permission to plant anything.
 - Waiting for estimate to clean-up weeds in creek rip rap and around the front sign

- Estimate to limb up trees behind building 3 128-142 is \$175. Board approved to proceed.
- Would like to get estimate to repair grass areas at the corner of 105/107 and behind building 4 137 - 147.
- Concrete
 - Still pending estimates
- Updated Reserve Study
 - Contract signed, in process. There may be a delay due to law in MD for HOA/COA to have updated study by October 2023.
- 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.
 - Replacement of shutters would be approximately \$8500.00
 - Discussion tabled until the reserve study is completed
- Building cleaning
 - The board would like to have two end units cleaned, also need to clean graffiti pavilion.
- Rules and Regulations
 - The board wants to add clarity to rules surrounding vegetable gardens in the community. York H-G will draft and send for approval.
 - Discuss possibility of a community garden at the annual meeting

New Business:

- The board discussed the recent inspection and issues identified at units and in the common areas

Executive Session:

- Delinquencies: total delinquency \$1,089.00

Next Meeting Date: TBD

Adjournment: 6:45pm