

- Called to order 10:00 am.
- **Roll Call:** Richard Parker, Mark Mynesberg, Mary Runnels, Ruth Clements. Marie Wolfer had an excused absence.
- Monica Tombers joined the meeting as coordinator of the Communications Committee.

Open session:

- Manager report: All action list items completed.

Open tasks:

- 900 Spirea -- Follow up with Chris to get the soil added for grade to drain water away from the building and seed.
- Fall walk siding repairs – Ruth asked when these repairs would happen. Josh will follow up to see when Andor will be working on this list.
- 2025 Garage Door Panel Replacements – Ruth asked when this was going to start. Josh will check with Beckway.
- 2025 Garage Door Trim Painting – Ruth asked when this work was going to start. Josh reported that Steve Coughlin planned to get it done in August.
- Concrete List 2025 –Ruth asked when this project would get started. Josh will check with Jason The Mason for more info.
- 976 Spirea – Front step. Mark reported the step has been removed and is setting in the flowerbed. It requires a special height step, and Chris will be ordering it.

Completed tasks: No questions

Financials: Since John was not going to be able to attend the meeting, he sent this email on August 6, 2025, Financial Report

Currently the 25 Budget looks like we are tracking for a balanced budget if not a little under. I do have to caution though that any potential unexpected expenses that could come up would change the outlook.

Irrigation is \$13,000 ytd with \$12,000 total budgeted for the year.

Siding has \$5,000 budgeted with \$75.00 ytd spent but all the allocated budgets will be spent and then some. Other parts of the budget coming in below forecast hopefully will offset that expense

Attorney fees are over allocated budget for the year.

We have no money allocated in the budget for concrete maintenance and we have spent \$5350 ytd with the upcoming concrete repairs slated to begin shortly and a couple of catch basins still needing repairs that could put concrete maintenance to \$30,000 plus easily. There is in the budget \$20,000 allocated for concrete work in reserve expenditure. It was decided concrete expense would be a line item not a reserve item but that will offset part of the \$30,000,

Total Assets \$812,487.69 with \$108,156.16 in operating cash included.

Total Liabilities and Capital \$812,487.69

Community Reports/Projects:

- There was discussion on the upcoming Community BBQ. Mark will set up tents and bring plastic bags and clips for garbage cans. Ruth will purchase condiments, and John will purchase meat and buns from Costco. Three groups of volunteers have been set up to help with the picnic, one to set up, one to greet guests and arrange food contributions and some to help with the cleanup.

Committee Reports:

- Mark asked Monica and Mary to take appropriate pictures at the picnic to post on the website. Also, to add the information with the correct date about the Annual Meeting which will be October 29 along with the information that there will be 2 board members with terms expiring.

Old /New Business

- A lot of the old business was covered under the open tasks. Richard asked about the front beds at 861-867 Spirea. Josh stated he is waiting for Timberline's billable invoice and will follow up on that.
- With the new damage to the catch basin at 103 Sedum, after repairing 2 already this year, it was decided we need to add money for catch basin replacement in next year's budget. It was also mentioned that the cost of this one should go to the cost sharing with Meadows West.
- Damage to deck posts from weed eaters was mentioned again. Richard said that he thought we could get a product from Simpson Strong Tie products, and he will investigate it.
- Mary asked about lawn ornaments in flower beds. She felt some were too much. There was discussion about the board's leniency on enforcing the rules, including

modification forms for all existing exterior changes. It was expressed that we need to have consistency in enforcing the rules.

- There was discussion about the upcoming Annual Meeting on October 29. It was agreed that we would use online voting. There will be mail-in options for those approximately 9 residents without internet access. It was agreed that nominations will be accepted before the meeting, with notices going out 6 weeks in advance, and the voting process will be completed before the Annual Meeting.
- Chris with Timberline Outdoor Services will attend the September 4th meeting so we can address issues of damage from the salt treatments in the winter.
- We will also have our budget meeting with the September 4th meeting. Josh said he will provide rough budget numbers of budget versus actual before the meeting.