

- Call to order at : 10:03
- Roll call: Marie Wolfer, Mark Mynsberg, Rich Parker, Ruth Clements, John McLellan, Mary Ellen Runnels, Josh Smith( Mr. Management)
- Approval of Minutes: August 7th, 2025-approved today with Josh correcting typos. Josh will post as soon as possible.
- Co-owner forum: no co-owners today.
- Chris (Timberline) is here today: He is here to talk about salt options: Biggest complaint is the damage to the shrubs. Last year, there were 27 salts in January. Surprised we didn't have more damage. We have removed most of the sensitive shrubs. We will try to be more careful with the salt. Use less salt during the events. Using liquid calcium chloride when we can, but wind and ice are difficult to handle. We use a light rock salt as needed but things ice up again pretty fast when the wind and cold pick up. We plow even with an inch or so that way we don't have to use more salt. Our state was trucking in salt from other states. Chris explained why the cost is so high and options for keeping the community safe, overall he stated that mixing sand and salt is not a good option, so we will just have to continue what we are doing to keep the community safe from the winter elements. Ruth requested that a request we have is to be a little more careful with the spray.
- Ruth and Marie suggested that we do a test area and wrap some bushes with burlap and see how it works to save the bushes. Mark, Marie and Ruth will plan for this. When using the burlap, don't cover the top, just the side, use stakes and staple gun, only go about a foot up.
- Open session:
  - Manager report
    - Action list-completed- waiting for concrete from Jason.
    - Open tasks
      - 14675-1 Trees-waiting for invoice, but will close it out.
      - 19798-1 Page 5- window leak- already done. This was just over \$3,000
      - 187191-1 Question about siding repairs. Josh will ask for an update
      - 18921-1 Garage door trim painting-waiting for good weather
      - 21066-1 garage door damage-owner responsibility-Josh will close it out.
      - 48 Sedum- header is rotten in the garage. We may need to have someone (Scott from Andor) come out and give us a quote to look at 10 garages to see if this is a real problem we are going to need to correct and budget for in the future. We will have Scott choose the random garages.
      - Discussion regarding issues with the garage headers, Mark states that we have a responsibility to repair these. This may cost the association an enormous amount of money. We will have a repair

person to determine the extent of the issue in other units and will have to decide the path to take for repair and preventative intervention to protect the structures.

- Completed tasks- nothing
- Financials: John-budget looks pretty good although there are a lot of unknowns right now. We are over on the drainage issues and irrigation and of course legal fees. John is worried about what other costs may come up, but as of now we look OK. Hard to project with so many balls in the air.
- Community projects: Garage sale September 18,19 and 20th.
- Committee reports: Dean Kelly will take care of lights and bulbs while Mark is on vacation. Rich and Ruth will pick up the slack for looking at things while Mark is gone.
- We can plan for a look at fall clean up requests later in October
- Mary described additions to the newsletter and web site: Picnic, Garage sale and a reminder about the required modification forms.
- New/Old business:
  - Annual meeting-room reserved for Wednesday October 29th, 2025 at the basement of the county hall.
  - Have not received shared expenses from Mitch Harris.Rich sent this out in January. Josh will resend the bill and request payment or will need to see if we can tack on a fee.
  - Budget discussion
    - Josh shared a budget sheet-only real issue was that we spent more on community events, but Ruth stated that was one time cost.
    - Josh will make adjustments as needed, this is just a preliminary budget, we can make adjustments when we have more information.
    - Some changes were made to the proposed budget after discussion on expected costs in the next year.
    - Some numbers will need to be adjusted due to disagreement in totals allocated.
    - **Josh figured that we would need to increase at least \$5/month,board discussion around possibles, board voted on and approved an increase of \$15/month in 2026.**
    - **The budget is not final but a very good start for next year, more discussion to come. The board agreed on this temporary budget for review.**