



## TALLPINES CONDOMINIUM ASSOCIATION, INC.

### Minutes of July 12<sup>th</sup>, 2023 Board Meeting

#### **CALL TO ORDER – 6:00 P.M. at the Clubhouse**

##### **1. ROLL CALL**

President, Mary Ann Bennett – present  
VP & Secretary, Debbie Teti – present  
Treasurer, Patty Formosa – present  
Elizabeth Sweeney – LCM Property Manager – present

##### **2. OPEN FORUM**

A. A homeowner had questions concerning the recycle bins and the fence that separates Tall Pines property from Bear Valley Club.

##### **3. APPROVAL OF MINUTES**

A. The Minutes for the May 10<sup>th</sup>, 2023 Board meeting were approved.

##### **4. FINANCIAL REPORT – as of June 30th**

A. Total - \$290,627.93  
B. Operating - \$157,115.91  
C. Reserves - \$133,512.02  
Financials were approved by consensus.

##### **5. MANAGER REPORT**

A. Woodpeckers – Many holes have been repaired and a deterrent installed. Residents need to report any new holes as soon as possible for repair.  
B. Rain and water intrusions – A lot of the repairs have been done. A few areas are in need of an engineer's study to be done. There have been numerous efforts by vendors that have not completely resolved the problem.  
C. Sewer Cleanouts – There are multiple lines that are blocked with dirt and rock. We are getting proposals for each of the line repairs. After the lines are cleared or repaired, a two-way cleanout will be installed to enable cleaning under the buildings as well as from the building to the main line. This total cost will be budgeted.

##### **6. EVENT REPORT**

A. The yard sale was held on June 17<sup>th</sup>. The weather was not predictable; however, there were residents selling their goods and attendance good.  
B. Movies are currently scheduled and they are posted at the mail kiosk, in the Newsletter and on the website.  
C. National Night Out will be held on Tuesday, the 1<sup>st</sup> of August. Police, Fire, food & bouncy house have all been scheduled from 5:00 pm – 7:00 pm. Information is posted at the mail kiosk, in the Newsletter and on the website.

**7. OLD BUSINESS**

- A. The Crime Prevention meeting was held on June 21<sup>st</sup>. Deputy Bybee talked to the group of about 15 on how comfortable they felt since the new lighting was installed. He also mentioned that another survey would be emailed to residents to get an idea of the affect this grant lighting has had in terms of how safe residents felt after the installation. It was disappointing that more residents did not attend, especially the ones who have been directly affected by vehicles being broken into, stolen, or are the most vocal about any other crime concerns.
- B. The painting is still scheduled for August. Wood replacement is to start on August 1<sup>st</sup>. Notices will be put on the buildings prior to your building being worked on.

**8. NEW BUSINESS**

- A. Deck notices were delivered to the units that needed their decks repaired or refurbed. This was started before the pandemic so it had been done prior to that. Decks will be inspected by July 30<sup>th</sup>.

**9. ADJOURNMENT** – The regular Board meeting was dismissed at 6:40 PM and immediately went to Executive Session.

**10. EXECUTIVE SESSION** – This session was held for the purpose of discussing a few delinquent accounts.

Adjournment – 7:00 PM

**NEXT MEETING** – Annual – September 13<sup>th</sup>, 2023, 6:00 PM - Registration 5:45 PM

Submitted by Debbie Teti, Secretary