

**CASA PRIMAVERA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 12, 2018
6:30 P.M.**

Present: Dale Laudenslager, President
Ralph Neill, Vice President
Linn Averill, Treasurer
John Wirkus, Secretary
Gulten Argamak
Glynda C. Lowe, CAAM, PCAM, Cardinal Professional Mgmt.

I. Call to Order

The Board of Directors Meeting of the Casa Primavera Homeowners Association was called to order at 6:30 p.m. by President Dale Laudenslager in the clubhouse. A quorum was present.

The Pledge of Allegiance was recited.

Everyone was welcomed to the meeting.

II. Approval of Minutes

John Wirkus moved to approve the minutes of the March 8, 2018 Board of Directors Meeting as submitted. Ralph Neill seconded the motion. The motion carried.

III. Financial Report

Linn Averill reported the Association continues to be in good shape. Funds totaling \$59,382 is in checking. Reserves at Compass Bank hold \$239,916. The Reserve Account at Chase has \$167,016. Total assets are \$466,314.

Expenses were reviewed and are normal and within budget.

Income to date is \$52,198. Expenses total \$36,803. The gain for the year to date is \$15,395.

Eight properties are delinquent and owe a total of \$650.

The financial report will be posted in the hallway, as usual.

IV. Committee Reports

Standing Committees:

- A. Maintenance Committee. No report
- B. Audit and Budget Committee. No report
- C. Nominating Committee. No report
- D. Architectural Committee. No report

Ad Hoc Committees:

- A. Landscape Committee. No report
- B. Social Committee. No report

V. Old Business

- A. By-Laws Committee. Dale Laudenslager announced two ad hoc committees had been created. The first committee is for the revisions of the By-Laws. The second committee is to review management services. The By-Laws Committee will meet next week to finalize the changes for review by the Board of Directors.
- B. Management Committee. Linn Averill thanked Sandy McInnis, Ray Bozeman, Nina Campfield and Dan Fahy for their ideas and suggestions. The Committee will meet next week to finalize requests for proposals as part of the due diligence actions of the Board of Directors.
- C. Revised Reserve Study. The Reserve Study has been finalized with three pieces of equipment in the exercise room removed as their replacement cost is under the threshold. Electronic copies of the Reserve Study are available to those who wish to sign up and Mr. Averill will send them as pdfs. The Reserve Study is 64 pages long. The Executive Summary is part of the study.

D. ASCAP Music License. Announcement was made that a second music license company has contacted the Association and it is necessary to purchase a license from that company as well. There are apparently three music license companies in existence. The total cost for ASCAP is \$749. The costs for the two music licenses and the video license is just under \$2,800 per year.

Dale Laudenslager moved to secure the license at the cost of \$749. Linn Averill seconded the motion. The motion passed with John Wirkus opposed.

E. Audit. The contract has been signed and the financial records have been delivered to the CPA. The full audit will cost \$3,500.

VI. New Business

A. Additional Shed. John Wirkus discussed installing a second shed to store the folding tables and small, stacking chairs. The size will be 8 1/2 ft. by 7 ft., which should be of adequate size to hold the folding tables and stacking chairs. The shed is made of wood and will be placed on the patio where it won't be affected by rain off the roof. The shed will be assembled by the vendor but will need to be painted. The cost for the shed is \$1,359.

Suggestion was made that the clubhouse be expanded by moving a wall to create additional areas for storage.

John Wirkus moved to install a second shed at the cost of \$1,359. Ralph Neill seconded the motion. The motion carried.

B. BBQ Grill. The grill in the west patio needs to be replaced. The exhaust fan is not functioning properly. John Wirkus reported installation of an exhaust fan will be cost prohibitive. A portable grill, as an alternative, will cost approximately \$380. It will have eight burners, have a cover, and will use propane. A replacement, installed grill will cost approximately \$2,500.

Following discussion on whether there are other alternatives, Ralph Neill moved to purchase a portable grill in the amount of \$380 plus tax, and have it delivered. Dale Laudenslager seconded the motion. The motion carried.

VII. Homeowner Input\Appeals

Statement was made that the landscaping crew does not appear to be coming

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onto Laramie. Additional cleanup is needed. Gulten Argamak will speak with the landscapers. Owners were advised Casa Primavera is divided into four parts and one section is serviced each week. Gulten Argamak is the liaison for the landscape crew.

Inquiry was made on the status of the fountain. Owners were advised this is a project in process. Owner input will be requested.

The Board was thanked for keeping the Association financially solvent, maintaining the property, volunteering their time, and continuing to try to maintain a sense of community.

Residents were reminded to watch out for rattlesnakes, as the season has begun.

The owner of Lot 242 stated she has sold her home after 14 years. She stated she has been totally blessed and is leaving with cherished memories of Casa Primavera.

VIII. Set Next Meeting

THE NEXT MEETING OF THE BOARD OF DIRECTORS WILL BE HELD ON MAY 10, 2018 AT 6:30 P.M. IN THE CLUBHOUSE.

THE NEXT WORK SESSION WILL BE HELD ON MAY 1, 2018 AT 6:00 P.M. IN THE CLUBHOUSE.

THERE WILL BE NO MEETINGS IN JULY OR AUGUST. THIS WILL BE ANNOUNCED IN THE NEWSLETTER.

IX. Adjournment

Ralph Neill moved to adjourn. John Wirkus seconded the motion. The meeting was adjourned at 7:22 p.m.

Respectfully submitted,



Glynda C. Lowe, CAAM, PCAM
Minute Taker

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APPROVED: _____ ATTESTED: _____

DATED: _____