

**DRUMLINS HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES**

July 11, 2022

Present

Barb Starr
Frank Auria
Kyle Trenshaw
Dick Exton not present

Management: Rick Thomas
Joined briefly by phone
Guest: None

The meeting was called to order at 4:30 PM. Brief phone conversation with manager, Rick Thomas. Unable to attend meeting, mistakenly marked Tuesday on his calendar.

Motion was made by Barbara Starr to elect Kyle Trenshaw to HOA board to serve the remaining term until 6/2023 of Ron Uhlig who had resigned. Motion seconded by Frank Auria. Approved by both members present.

Approval of Minutes of 6/20/22 meeting: Minutes for June will be reviewed at the August meeting.

Variance Requests: None reported

Manager's Report: The Financial Report will be reviewed in full at the August meeting. Several questions were raised about the amounts for mowing and landscape that could not be clearly reviewed over the phone, but Rick suggested might be an additional fuel charge due to the high price for gasoline. The written Financial Report (sent to BOARD members) for June, 2022 as follows: The Disbursements' report reflects \$5,000 deposited to the roof fund and \$2,909.00 to the general reserve account plus \$13.54 in interest. The remaining disbursements were \$257.61 plus \$29 service charge for administration; \$1,440.00 to Crofton Perdue as per management contract; \$2991.19 for one of 8 landscaping from Josh Landscape; \$2,365.00 Matt Bay mowing; \$56.64 for electric RG&E; \$1,525.00 for insurance and \$54.48 Home Depot for supplies. Contracted repairs totaled \$13,312.01 with \$887.27 for Crofton Perdue repairs; \$13,312.01 to Graves Bros for roof repairs @2 BL roof and 2 skylights plus skylight repair 3 MF; \$2,000 advance for parts to Handy man J.Morrow; \$13,312.01 was transferred from the GR to cover the long-term property improvements completed over several months. For 1 month, administration, contracted repairs, professional fees, snowplowing (paid held retainage) and taxes were unfavorable to budget while electric, insurance, management, and landscape are favorable to budget.

The General Reserve has \$106,010.27.

The Roof Reserve has \$357,122.15. \$13,312.01 was withdrawn from roof fund for one roof replacement and 3 skylight replacements.

Included in the brief discussion with property manager was frustration with landscape management. Rick Thomas will arrange for meeting with Josh Landscaping manager as well as with Bartlett Tree service to give estimates on some tree trimming that is necessary for some overgrown trees.. Kyle, Frank and Barbara discussed frustrations with landscaping and need for clarification of payment for skylights and bringing another director on to the board. Also discussed was the importance of maintaining outsides of units along with decks and landscape to maintain property values.

New Business: Wellington Drive as far as the second entrance to Cambridge along with Cambridge has been resurfaced by a company the Village engaged. It is not a sealing, but a type of slurry that included gravel, does not appear as attractive as some other road surfaces, but should last for a number of years.

There is also a crushed drainpipe on Cambridge that needs to be repaired that is scheduled to be done by the Village. Any inquiries should be to the Village.

Past due accounts total \$2618.20 at 6/30/22 from 1 homeowner. A lien remains on the property from the Drumlins.

Walk Around List: Handyman Jason has begun working on jobs in the past few weeks. Rick will let us know when additional funds need to be approved to complete more repairs.

Meeting Adjourned: At 5:20 PM

Next meetings are scheduled for August 15; September 19; October 17; November 14; December 12.

Respectfully Submitted: Barbara Starr, Secretary