

## Drumlins HOA Board Meeting

1/8/2018

**Present:** Glenn Cooke, Barb Starr, Ron Uhlig, Donna Maier, Mary Walpole

**Call to Order:** Board meeting was called to order at 4:00.

**Agenda:** The purpose of this meeting was to continue the discussion of the deck inspections that were done In Aug, 2017 and of any action to replace or repair the decks.

Ron began the meeting by pointing out that the Drumlins condominium declarations seem to prohibit the HOA from using a special assessment to maintain, repair or reconstruct patio areas. The term "Patio Areas" is assumed to include decks, although it's agreed that the wording of the declarations is poor

Mary said that if the HOA took some action to repair the decks and it was challenged legally, one factor the courts would consider was past practice by the HOA to handle reconstruction of the decks. However, no one was aware of any decks that had been reconstructed but some repairs had been made.

Ron suggested that perhaps we should get a legal opinion on whether deck maintenance was the responsibility of the homeowner or the HOA. Mary said that we had done that already. That letter, from Paula Lupin, was attached to a previous meeting minutes and is also attached to these minutes.

Donna, however, did not agree with that opinion. First, her deck is uninsurable, second, the document is unclear, and third, in the past, her deck has been repaired by the homeowners association.

Glenn discussed various options for replacing/repairing decks. The one he likes best is one in which the HOA replaces all decks and assesses units at two different rates—one rate for on-story decks and a higher rate for two-story decks. That would be approximately \$5,000 for one-story decks and \$7,500 for two-story decks. He further proposes that we use our cash reserve pay the immediate costs, but then repay it with the assessment. He would spread this over 5 years. Concern was expressed that this would raise everybody's assessment by \$80 to \$125 per month. Also, it's felt that there is a significant number of people that would have no interest in replacing their decks.

It was pointed out there is a lack of flashing around decks that could lead to damage to the main building if not addressed.

Special assessment: if we chose to call a meeting to act on a special assessment, a written notice of the meeting must be sent out at least 30 but not more than 60 days before the meeting. A 2/3 vote of all members is required to approve a special assessment.

Glenn agreed to draft a letter to membership explaining the current situation.

Ron suggested we invite the head of the company that did the inspections (Mike Ushold of Homeworks East/West Inspections) to a board meeting to discuss interpretation of the inspection results. Ron agreed to try to contact him.

Meeting was adjourned at 6:30 pm.

Next meeting will be at the call of the president.