

## Meeting Minutes Agenda items

1. Meeting Called to Order at 7:15PM
2. In Attendance: Rob Hemminger, Milosz Karpinski (By Phone) Les Brown, Heather Harke.  
Regrets: Baljit Joshi
3. Financial Statements:
  - a. Rob requested a transfer from the general bank account to the operating reserve account in the amount of \$25,000. Motion Les B., Second Milosz K, Approved.
  - b. Audited financial statements as prepared by the auditors were approved by the board and are to be presented to the homeowners at the AGM. Motion Milosz K., Second Les B, Approved
4. The board discussed the scheduling of the AGM and confirmed that September 19 would be the preferred date.

### Old Business

5. Reserve Fund
  - a. There was some discussion about some continued inclusion of items and other items excluded from the reserve fund study, and an expression of frustration that the board had addressed these issues several times and they are still not resolved. The changes requested appear to be finally addressed by the contracted serviced party. There remains one small change to the Reserve fund study and pending that change the report can be distributed to ownership.
  - b. Electrical Work - Techmation has been awarded the contract to fix the site wide electrical issues with signage and other installations such as Amphitheaters and false bridge. Milosz and Rob to meet with Techmation to meet for a pre- project start orientation. The board would also like Techmation to do the electrical box relocate on the Zen townhomes fence that is poorly done, this will involve a secondary contractor.



## 6. New Business

- a. The board would like to cost share electrical box relocate work as it is located on a fence that is property of Zen Condos, we have not had a response from their management co yet.
- b. Management Contract Renewal – The current contract with Astoria management is up at the end of the year. Conversation ensued regarding having this tendered vs. staying with the current provider.
- c. Community Survey – The community survey is nearly ready and will be distributed by Heather once completed.
- d. August Community Event – An august event was discussed, with the idea of a water fight or some sort of water related event. Discussion also on the availability of water do such an event...is it even possible. Heather and others to look into. Suggested date, August 12.
- e. Fall Theme events / Contests: Halloween, and Christmas decorating contests. Heather H. to look into voting app and costs if any.
- f. Food Truck Festival – “Eat Like a King”
  - i. We have confirmed about four trucks so far, and hope to have a couple more.
  - ii. Scavenger hunt with prizes.
- g. Movie In the Park
  - i. Discussion about Port-a-potties, Additional Bouncy Castles – Age Categories, Reach out to Sweet Tooth for prizes.
- h. Discussion about landscape enhancements and weed treatment application on main boulevard areas. Also additional planters.
- i. Next Board meeting – to be determined at a later date

## 7. Motion to Adjourn. 9:00 PM

