

Mill River Condos
November 22, 2019

Board Present in person:

Bruce Bengé

By phone-

George Silva

Rachelle Honeycutt

Owners –

Steve & Linda Vassar

CTO 2:33pm

Entered executive session @ 2:34pm to discuss deck furniture 4539 #1 & legal issues

Exited executive session at 3:34pm reconvening regular session

Steve & Linda Vassar left the meeting during executive session.

Decisions from executive session –

Discussion regarding rules and their specific application – Patio screening – After further review the screening that is on 4539 #1 deck is a portion of the patio furniture, and not being used as a sunscreen, so therefore the ACC shade rules are not applicable here. Further rule revision will be pursued with possibility of creating committee for such purpose for future clarity on these matters. Want to be sure to try to include more options, while keeping things somewhat uniform. Ben to write letter to 4539 #1.

Bruce moves that atty draft release offering \$2,000 to owner of 4576 #8 – to settle matter as issue unable to determine amount of damage.

October Minutes – Rachelle motions, George Seconds, minutes approved as presented.

Common Area Maintenance Report –

Holiday lights policy to be clarified to avoid confusion.

Due to time constraints, moved to discuss budget.

New Business

2020 Budget – Discussed draft budget prepared by Bruce and Ben in workshop. Discussion regarding discretionary spending and long-term landscape project planning, dollar amount for approval of projects. Landscape replacement category reduced to \$4000 and expenditures will be presented as project.

Discussed minimum balance in the working capital and when to use for budgeted overages.

Other categories discussed and reduced, targeting a \$280/month assessment, as budget sits there is still ~27,000 deficit that needs to be trimmed. Board to continue to evaluate and reduce over email.

Targeted approval for the budget will be for distribution to owners in the first week of December.

Rachelle moves, George seconds to adjourn

Adjourned at 4:29pm