

Providence Arbours HOA Board Meeting Minutes

September 21, 2021. 6 PM

Dave Miller House

Attendees: Dave Miller, Dave Enav, Tim Arkfeld

1. Financial review

Past Due account status has improved. At this time there is only one household past due.

The goal remains to limit spending through the balance of the year to \$5000

At this time the board does not see a need to increase dues.

2. Violation report

Past violations were discussed and a course was agreed to.

The Cedar report is anticipated this week. No report at this time

Cedar asked for input regarding changes to inspection criterion during cold weather months. At this time the board is reluctant to make changes to the Cedar inspections as Violations are ultimately determined by the board following our review of the reported items.

3. Response to Homeowner email to Cedar

Dave and Tim will conduct a walk down of identified concerns to determine specific actions if any is warranted.

4. Landscaping - Park area and McKee Road.

Due to our goal to limit spending this calendar year, we will hold off a decision pending estimate from electrician for park light repairs.

5. Park Lighting

Electrician appointment has been set for Wednesday September 29 to develop cost estimate for park lights.

6. Entry Solar Lights

D. Miller shared what has been learned regarding available solar lights. It was agreed to purchase lights for both the McKee road entry and the Wynyates entry.

7. Fall News letter

It was agreed that it is time to publish the Fall News Letter. Tim agreed to take action to draft newsletter.

8. Annual meeting

Annual meeting is tentatively planned for early November. Dave Enav to rework presentation material from last year slides.

Next Board meeting planned for October 26, 2021. Likely a ZOOM meeting.