

## Pre Meeting 6-7

Attendance: Gab, Mike, Deb, Anna, Eugene, and Jon

- Pool was clear on Thursday. It is green again. Pump was disconnected on 6/10 and not reconnecting it on Monday, 6/13.
- No chlorine, water levels have been off - no reason as to why.
- Metals are in water, not sure why. Rinsing filters daily to try to get it better. Sand filters would have been better. We have excellent pumps.
- Baby pool has a stronger pump for some reason.
- American Pool has our money. Check to see if they have a plan and when will it be done? Gab will get proposals and find out how much we will be getting back.
- Angelo has been cleaning the filters a few times per day. At this point wouldn't need to empty/refill.
- Keyless entry quote - Gab sent the quote out earlier today. It can be adjusted down a bit. Would be around \$6,000.00.
- Issues with 6 or 8 kids got into pool area. Someone on Covered Bridge yelled at them and told them they were going to call cops. Gate was unlocked, they didn't break in. It was about 7:10 p.m.
- Gate was supposed to be locked at 6 p.m.
- Stucco: We received the report back from RPM. Two options: Could be repaired, but it will never be correct. Regal has been informed at all points. Gab will reach out to Regal. Board and homeowner agrees you need to replace it.
- Chris' Pressure Wash was out today in Hillsboro. Were supposed to be here on Wednesday and begin in Pratt. Just doing siding.
- 752 Slate Court - Homeowner is going through medical issues? Township left a note on his door to clean-up. Mother needed an ambulance and they couldn't get in. Mother owns the property. Gab will send a certified letter advising him to remove his personal property and Ground Troops will be cleaning it up. Police will be called if necessary. Give Mike a heads up.
- No resales for June - there will be a few coming up.
- Violation was sent out - it has been remedied.
- Little girl riding around on a little purple motorcycle. No guardian is overseeing her.
- Swale has not begun yet. Focus was on pool first and then moving back to the swale project.
- Get together to do a walk around.
- Email from Mike about bills not getting paid? Mike should reach out to Gab. Can Galman send an alert to the contractor and to Gab. Gab will reach out to Galman and will include the "why".
- 914 Woodstock - Allan Clune - Presented a report to Gab. What is the nature of the complaint? If middle unit, it can't be wrapped unless building is wrapped. Tom Hibbs said poles need to be replaced, but nothing else. Report states that there is a tripping hazard, does Tom agree? Concerns don't align with his demand. It is an interior unit. Poles don't necessarily need to be replaced, but risers do need to be replaced. This

was homeowners request. Tom was inside of home. In the rear bedroom, the center of the floor, something is off. Homeowner has a medical issue, he has balance issues. Installed new LVT flooring and it is noticeable. It is in one specific area. Was there a waterbed there previously? Could have been a load issue that could cause this issue. The cost of opening and closing dry wall is probably about \$1,500 - \$2,000. If there an issue with the floor, who is responsible for this? Gab will research. Gene and Jon will also investigate.

### **Public Meeting:**

7:-04 p.m. - 8 p.m.

#### **Attendees:**

Eaglephfan's iPhone - 915 Woodstock (Terri Fasolini and Sean Hoffman)

Sue Friia - 911 Sterling

Jon C.

Eugene B

Gab S.

Mike M.

Deb P.

Anna G.

- Attendees have identified themselves.
- Meeting called to order
- Meeting minutes approved from 5/9/22. Motion by Gene.
- Gab shared out the RPM report regarding the work completed by Regal. 305 - 309 included the home numbers. Gab explained the process to the community. She listed all of the steps that were missed. The problem will continue.
  - Get McGovern to send them letter (Jon)
  - Gab has already spoken to Regal - they are aware. If they opt to not rectify it, then involve McGovern
  - Gab will reach out tomorrow.
- Pool Status: Pump system failed the weekend of 5/15/22. The filtration system could not keep up. Gab shared out all of the facts surrounding this. Discussions for security cameras and fobs. Gab received updated pictures during the meeting. Pool should be useable by Friday. Day 1 of a 3 day treatment process. Electric needs to be updated to take care of swapping the pumps around. Patio budget is lower than expected. Access control to pool area will be needed. We have a camera, but it was never set up. Install a 6 foot privacy fence and then there is only one point of entry. Project should be around \$5,000.00. Quote is from Invision Security. Gab broke down the costs and the differences between the two plans. Questions about is this yearly, can cameras be moved around etc. The gate at the end of the pool will remain. It is a work gate.
- 752 Slate Court - Area is overgrown. Homeowner does not own the land and cannot dictate what happens. Telling Gab that he has rattlesnakes there, refused to let GroundTroops in the area to clean it up.
- Architectural requests: None at this time.

- Resales: None for June, but some forthcoming
- Violation: There was one violation, but it has improved.
- Public:
  - Sue Friia (Sterling): Neighbor had patio replaced. Jon updated: Jon walked the area with contractor. Patio work needed to be completed first. They can resume swale work.
  - Terri Fasolini: When it rains and pours AC and patio does flood. The swale should pull water away from all impacted areas. If this isn't an immediate fix, at least the swale will be in place for any next steps.

Meeting adjourned: 7:40 p.m.