

Fleetwood Plaza Regime Board of Directors Open Board Meeting

Monday, October 14, 2019, 10:00am Fleetwood Clubhouse

1. Meeting called to order at 10:00am by Joe Brashier.
2. A quorum was established. Board Members/Officers present were: Larry Rue (VP), Phil Taylor (Treasurer), Kathy Simkin, Joe Brashier (President), Bill Jacobs, Monica Kayne (Secretary). Kerry Grant was on the phone and Rich Foss was out of town.
3. Twenty residents were in attendance.
4. Minutes for the last Board meeting (July 3, 2019) were approved.
5. Committee Reports
 - A. Clubhouse was reported to be in good shape.
 - B. Pool – Kathi McCammon has taken on pool duties but was not present. Bill reported pool has been closed for the winter.
 - C. Grounds – Rich Foss, reported by Bill Jacobs. Driveway and road cracks are being filled. They will then be recoated. Stripes on the road will be painted in the Spring. A landscape company will take over grounds completely beginning January 1st. Todd Anders resigned September 30, 2019. Until the new company takes over in the New Year, only grass-cutting and leaf-removal will be done.
 - D. Buildings – Panels and framing need attention.
 - E. Financial – Phil Taylor stated there was nothing to report.
 - F. Social – Jeanette Whitmire announced a BYOB after the meeting at 4PM hosted by the Social Committee. A notice will be sent out regarding a dinner at the Clubhouse on November 11th; cooking is being done by Denise Floyd. Everyone will receive a notice about the Holiday Party at the HCC on December 6th.
 - G. Sewer – Larry Rue reported there was a leak in the system; the pump was weak and needed attention. Pump was ordered and installed on September 30th and on October 1st, 20 to 30 feet of pipe was replaced.
 - H. Emergency – Bob Hengst reported no emergencies.
 - I. Mary Christine has taken over the Library and now it is well organized. Library procedure will be sent out to the residents.
6. Joe Brashier (President) looked at all the buildings and stated some Hardie boards need washing (not pressure washing) and some need to be replaced. Also need to find paint that resists mildew.

7. Bill Jacobs – Basements. Two engineering firms evaluated our foundation leakage problem. Both agreed that the completed drainage project more than adequately addressed the surface water component of the problem but that the ground water solution in place is 30 years old and only had a life expectancy of 15 years. They suggested to dig out the walls, coat them and to replace the French drains. Cost would be around \$10,000 per building. A company specializing in basements is scheduled to come on October 21st.
8. Joe Brashier reminded that it is the owner's responsibility to clean out dryer vents and to check the water heater (make sure cardboard boxes etc are not too close). The termite inspector reported that 3 to 4 basements might be a fire hazard to the community and that he was unable to inspect them due to crowded conditions. Danny has a snake that can be used to clean out your dryer vent. It was also suggested that as a courtesy to your neighbors, please keep your garbage areas clean and safe.
9. Joe stated that the embankments look terrible after 2nd winter of letting them go natural to dissuade mudslides. The plan regarding plantings is to turn it over to the new landscapers at the beginning of the New Year.
10. Larry motioned to remove the dying hemlocks behind the 1000 building pending cost estimates. A budget ceiling of \$1000 was placed on the project. The motion carried 4-0.
11. Bill Jacobs stated that Fleetwood was holding \$1000 back in case any more needs to be done regarding drainage project. Question was asked if Fleetwood needs to pay engineering company to certify drainage project. Bill said "no", this has already been verified by multiple engineering and town authorities. Bill stated the project was completed in all practicality and was \$200,000. We should spend money on getting basements corrected.
12. Snow removal - Fleetwood will use same person, Johnny Heath, until we contract with a grounds company. His cost was \$7,000. Question arose if Fleetwood should buy or rent equipment. Carports of those residents who were elsewhere were identified to save money and not be plowed. Bill will contact Johnny Heath.
13. New internet service with a dish on the chimney in one of the units was discovered. Board policy is that any dish needs to be under overhang on porch. One bowtie antenna is currently allowed per chimney which can be shared by unit owners in the same building. The current tenant (1704) may be allowed to keep dish until her lease is over. Place on agenda for next time.
14. Communication - Barry was very efficient with Fleetwood's communications and is sorely missed since he stepped down. Thank you very much Barry for

your service. No one volunteered to take over Barry's position, so his job was broken into 4 categories and the new volunteers are as follows:

Kathy Simkin – Group Emails, Annual Meeting Packets.
Bill Jacobs – Emergency Communications via Text using same service we already have.
Nancy Irving – Welcoming, New Owners and Renters Directory.
Kerry Grant – Website.

New email addresses will be created for Board members:
president@fleetwoodplaza.com etc.

15. HOA Finances – fairly costly to live here. A few real estate agents are taken aback by our HOA dues. Joe is hopeful we can lower the dues in a year.

16. Discussions followed regarding placing something to cosmetically cover trash by 1800 area. Bill will come up with several ideas and Rich Foss will also be involved.

17. Bill motioned to place hotel concrete in storage area and the motion carried 4-0.

Three owners sent in a petition to speak.

Bob Hengst – On April 19th, 2019, there was ½ to ¾ inch of water in our basement. Servpro removed carpet pad, dry wall etc. It's been 6 months, and nothing has been repaired. Joe Brashier stated that a basement company was scheduled to come on Oct 21st and that the results will be shared with Bill and Bob.

Karen Grochowski – would like to plant bulbs and thought the unsightly trees behind her unit would already be addressed.

Kenny McGann – also wants moratorium on planting lifted. He also requested permission to keep a golf cart in front of his building because Lori is having mobility issues. Bill motioned to allow golf cart based on medical needs. Motion was carried 4-0.

Four owners made comments from the floor:

Terry Russell - wondered if her basement would be checked and would like the embankment trimmed for her personal safety. Bushes by the pool visible from 1600 Bldg should not be used as a storage area.

Karen G's - son would like to place a bid for plowing the snow.

Barbara Gittleman - does not like the acceptance of the dish on the 1700 building chimney and asked if it can be moved to the porch.

Jim Parisi - asked if we could go back to the "old" dog policy.

Meeting was adjourned at 1 PM.