

Coleson Board Meeting Minutes: January 8, 2020

Board members in attendance:

- Kate Bowerman
- Joe Gems
- Tina Jay
- Kari Uman

Board members absent:

- Tanya Mazarowski

Officers in attendance:

- Jonathan Miller, Treasurer

Residents in attendance:

- Carl Friedrich (1668)

Location: 1678 Wainwright Drive

Meeting began at 7:11

- 1. Motion to meet in executive session:** Kate moved to meet in executive session to discuss arrearage suit. Kari seconded. All present votes in favor. Motion passed. The board will meet in executive session immediately following this meeting.
- 2. Treasurer's Update**
 - a. YTD financial update - Jonathan
 - b. Need to sync up with Tanya to find out where we are at with winter tree budget
 - c. Start planning for FY 2021 budget - this will be a separate meeting (TBD)
 - d. Discussed moving carport door repairs/replacement into Capital Improvements
- 3. Infrastructure Committee**
 - a. Carport storage unit doors - Joe presented four estimates, he will collect more information so that we can vote on this in February
 - b. Concrete sidewalk - Carl presented three estimates, he will also collect more information so that we can vote on this in February
 - c. Railing repairs - Carl presented two vendors and one estimate; we decided on the on Reliable Rails estimate and Carl will collect more information so that we can vote on this in February (if not sooner via email approval).
- 4. Reserve Study**
 - a. Board members discussed what the reserve study should include and what they hope to get out of it. The board needs to send Carl a list of questions for the reserve study vendors. Carl will follow up with the reserve study vendors.

5. **Motion to hire Kate Sedgewick Davidson to design entrance sign and to create a master landscape plan.** Joe moved to accept Kate Davidson's proposals for sign design and a master landscape plan. Kate seconded. All 4 present voted yes to move forward with the dual proposal.
6. **Motion to increase disclosure packet fees.** Joe moved to increase the disclosure packet fees that Coleson charges to the maximum amount set by the DPOR. Tina seconded. All 4 present voted yes to increase disclosure packet fees.
7. **Meeting minutes:**
 - a. The November and December 2019 minutes weren't ready for review.

Meeting adjourned at 9:06

Upcoming Board Meetings

- **February Board Meeting:** February 5, 2020, at 7 pm, at LAES cafeteria
- **March Board Meeting:** March 4, 2020, at 7 pm, at LAES cafeteria
- **Finalize & Approve Budget Meeting:** March 25, 2020, at 7 pm, at LAES library
- **Annual Meeting:** Thursday, April 2, 2020, at 7 pm, at LAES cafeteria