

August 17, 2023 6:00 PM at the Parachute Library

- 1) Roll Call
  - a. Dani Wesolowski Present
  - b. Joan Hollerbach Present
  - c. Andrea Dazzi Present
  - d. Adam Ford Absent
  - e. Michelle Adamson Absent
  - f. Laura Brown Absent
- 2) Owners in Attendance
  - a. Debra Street
  - b. Susie Carlson
  - c. Karen Andruzak
  - d. Carol Donaghue
  - e. Kevin Long
  - f. Carissa Pausma (Dani Wesolowski)
- 3) Verification of Quorum – 3 members of the Board present; a quorum was established.
- 4) Call to Order – The meeting was called to order at 6:03 PM by Dani Wesolowski president.
- 5) Approval Action Items:
  - a. A motion was made by Joan H to approve the minutes from April 4, 2023 and May 30, 2023. Seconded by Carol Doherty.
- 6) Insurance Policy Review – Owner Coverage vs. Association Coverage – Changes to the Declaration
- 7) Maintenance – Kevin Long
  - a. Testing with David from Water Dept – continuous leaks found on E Ridge and fixed. W Ridge still working on...220,221,222,223
  - b. Kevin working on determining where the leak is coming from. No leak showed on meter. Either from above or from ground water.
  - c. Sewer line on S Ridge – tree roots affected it. Doug Sexton ran a camera line and determined tree roots throughout the line. Needs to be excavated and replaced. PVC – should be quick.
  - d. Tom Clark on West. Main line feeds irrigation. Tree root resulting in diminished water flow. Not enough to run 10 water heads. Kevin changed out the sprinkler heads (low flow) so they work now with less water flow.
  - e. Zone Valve under spruce tree – same problem.
  - f. Budget for Concrete repair. Someone has been contacted and will come out to do an estimate. \$5000 Budget.
  - g. Check Valves need to be checked that each unit has one.
  - h. Water Shut Off Valves. Each unit needs to know that they have one and where they are located. Carol Doherty had a Map of the Water Shut offs!

- i. Court Managers – Andrea volunteered for S Ridge Ct. Need to have other areas with volunteers. Send a memo for Homeowners and Board to have volunteers sign up. Clarify duties of Court Managers.
- 8) Committee Reports
- a. Architectural Reviews –  
189 S Ridge New Deck plans approved
  - b. BMSA Report – Adam absent
  - c. Welcome Committee – Members absent
- 9) Open Forum –
- a. Carisa wants a dish on the roof to receive Internet – Approved
  - b. Deb still waiting on carpet approval. Joan wanted a carpet layer to assess if it can be done with a seamless connection.
  - c. Karen 151 S Ridge New concrete cracked. Kevin mentioned the weather and no concrete folks will guarantee work.
  - d. Susie 175 S Ridge wants the gutter fixed. Kevin said all the houses on the back berm have the same issue and he will be taking care of it. Andrea 211 S Ridge has same issue along with other neighbors.
  - e. \$10K in the budget for gutters.
- 10) New Business
- a. Community Day in the Fall. Dani will check in with kids and give us ideas for dates mid-October.
  - b. Chris Brogan 189 S Ridge has support dogs. Joan made a motion that the dogs are approved. Carol and Andrea seconded the motion.
- 11) Meeting Adjourned at 7:05 pm.

Respectfully submitted,

Andrea Dazzi