



Trutina BoD

Tuesday, September 10, 2024

New Love Coffee

Meeting Minutes

Attendees: Deloris Duquette, Steve Ward, Jaren Overstreet, Joe Frank

1. Call to Order @ 1:35PM
2. Approval of Board Meeting Minutes: BOD meeting minutes from 8-13-24 were unanimously approved by the board over email on the morning of 8-13-24.
3. Old Business
 - a. Sauna Discussion – The current HOA insurance provider was unwilling to quote additional liability coverage related to an onsite sauna. For this reason, the board decided to not accept this possible donation until when/if insurance on the sauna is available.
 - b. Reservation Policy for Clubhouse: The Board decided to leave the policy as is, but update the damage clause to include lack of cleaning. Joe will work with RPM to make this adjustment.
 - c. Board of Directors Insurance – Still waiting on the quote. Additional information sent to the provider on Sept 5th.
 - d. Irrigation Training – Board member Deloris Duquette explained her experience with the training. In the end she felt like the training and follow up were a little clunky, but also thought this could be due to it being a brand-new service and the vendor had some kinks to work out.
 - e. Access codes vs Fob/Cards only – Board voted to allow codes. Next step is to create a document outlining the code process and member responsibilities related to their use of this code.
 - f. Snow Removal / Landscaping Bids: The residential yard landscaping will be fully bid out for 2025. RPM currently have bid packets out to Greenscape, Verdant Lawn, Inland Lawn and Impeccable Landscaping. RPM also asked Express Lawn Care and Sacco De Campos to consider bidding, but no response as of yet. RPM is expecting bids to come in, in about 2 weeks or so. The board asked RPM to reach out to Greenleaf and see if they would bid as well. The main HOA common areas is expected to stay with Greenleaf. RPM is asking them for

updated pricing. If the board is not satisfied potentially additional bids could be requested. This is the same scenario for the snow removal contract with TLC.

4. New Business

a. Funding Requests

- i. Christmas Party for \$500: No decision made. The board is seeking more information.
- ii. Mahjong group asking to be reimbursed for a round table and a couple of Mahjong sets. Board approved this request for \$225.
- iii. Women's Locker Room Changing Chair: This item was approved by the board. Greenstone will be covering this cost.

b. Month Financials: Deloris asked for the monthly financials to be supplied in excel as well. Joe to discuss with RPM.

c. Spa Space Discussion: Board discussed this topic shortly. Additional conversations will be had prior to deciding on a path forward.

d. Native Grass Mowing: Board to consider on what frequency they would want the native areas, associated with the HOA, mowed on an annual basis.

e. Member volunteers: The board shortly discussed the idea of seeing if there were any qualified members willing to volunteer as onsite oversight for HOA vendors.

5. Meeting Adjourned at 3:28PM