

Courtyards at the Fields Condo 2nd Quarter Board Meeting was held on June 7th, 2022 at 6:00p at the Savoy Rec Center

Board Members present: Kate Hewerdine, president, Dale Hanson, V.P., Teresa Morgan, secretary, Laura Reynolds, treasurer, and Uttam Roy.

Others present: Amy Rohrer, bookkeeper, Doug Short 106 Essex #8, Tom and Jana White 103 Portsmouth #5, Elizabeth Berry 104 Essex #6, and Alexis King 104 Essex #8.

I apologize as I was late arriving and the meeting was already in session.

Upon arrival I found the board and the owners discussing the status of the roof repairs; we were joined later by telephone by Mark from Frontline, he says that the insurance is offering an additional \$62,000.00 to the previous \$51,000.00 that we were granted, for a total of \$113, 000.00 to settle. If we continue with litigation he feels that the insurance will agree to the \$80,000.00 per building that Frontline estimated as the cost to replace all of the roofs, but then we are waiting until a final ruling, up to 3 more months. The board has received some quotes from roofing companies. The board will need to make a decision soon.

AUP for Condo Association to take place beginning on June 27<sup>th</sup>, Martin Hood will be auditing financial records from the end of 2020 through beginning of 2022.

It was brought to the boards attention that Lawncare invoices are being sent out prior to that month's services, it was agreed upon that payment should not be authorized until the end of the month of service.

The remainder of the meeting included open discussion of which I have touched upon here:

The board has also gotten some bids on Concrete repairs to the property.

Power washing was again discussed, along with trimming and or removal of bushes thought to be causing issues with clear sight lines on the property, It was also brought up that Communication needs to improve, emails need to go out to owners re: any repairs, alerting homeowners prior to any work starting on the property. There was a concern that the HOA board has authorized and covered the cost of repairs to units that were not covered by the HOA in the past. Some minor repairs were reported that will need to be evaluated and repaired, it will need to be determined if said repairs are done at the cost of the HOA or by the owner.

Next meeting to be in September 2022.

Meeting adjourned.

Teresa Morgan, HOA Board secretary.