

Special Condo Board Meeting

November 1, 2025

Attendance

Amy Rorher – Book Keeper

Teresa Wang – Vice President

Carl Gibson – member

Yetta Weiland – member

Phoebe Mbuvi – Secretary

Dale Hanson – President

Owners

Poa

#217 number

Consider Carl Gibson to become treasurer. He has had experience with this in the past. Currently the approval process is not appropriate, seeing as one person just needs to approve and often approves prior to other members seeing the invoice.

Members voiced frustration that meetings are not being run well. Lots of time spent on the same issues. No resolutions are passed. Lots of discussion around important issues but no resolutions.

We need to get a HOA software management company:

- HOA software to streamline out management of the condos
<https://www.runhoa.com/>

Slack -

- Consider using this for our form of communication instead of emails
- Keep the drive

- Carl will set up a channel – tomorrow, start with the board, plan on trialing it for the board, then open it up to the rest of the condo owners.

Budget –

- More reserves
- Reserve studies – companies, financial planning for the Courtyards Condos
- Board needs to go through the concrete work – **11/7 – 6 pm, walk through**
- **Stage/Phase stage revision of the concrete – get bids**
- **Non-proprietary→**
 - o Driveways
 - o Gutter flashing
 - o Ground sinking
- **Amy worked on budget for 2026 – will send it out**
 - o **For reference budget 2025:**
<https://mail.google.com/mail/u/1/#search/Teresa.morgan%40carle.com/FMfcgzQXKWixFPWkXxmGwWkTTDXPGgrN?projector=1&messagePartId=0.1>
 - o **Martin Hood** – CPA, Amy will reach and out see if he does any sort of financial planning.

Board Decorum

- Now that we are getting Slack for our primary form of communication – simply communicate facts. No personal attacks or presuppositions should be written in emails.
- Slack should cut down on the redundant emails
- Anything that needs to be transferred to the drive – Phoebe (Secretary) will keep track. (again, I implore you to consider a HOA software platform)

End 11:38 am