

**Sandhill Homes Condominium Association  
Annual Meeting Minutes (Unapproved)  
November 19, 2020  
Zoom (Virtual due to COVID-19 Pandemic)**

I. **Call to Order:** The meeting was called to order at 6:07p.m. by Max Peternell, Bruner Realty (Management Company).

II. **Roll Call:** Present: Henning, Tyson, Graves, Fassbender, Heideman, Page, Lyons, Brink, Erdman, Schweber, Staker-Woerner, Story. Present by proxy: Kremer (Graves), Charlton (Graves), O'Brien (Graves), Finnerty (Graves), Rothstein (Graves). Absent: Dickinson. Property manager Max Peternell (Bruner Realty & Management, Inc.) was also present and presided.

III. **Proof of Notice:** Packets were delivered in person and/or by email by October 23, 2020. Notification of the meeting was included in the packet of materials.

IV. **Proof of Quorum:** 17 of 18 homeowners were represented either in person or by proxy and a quorum was thus established.

V. **Reading of Minutes of 2019 Annual Meeting. 2019 Special Meeting Minutes were approved at the 2019 Annual Meeting:** It was moved (Henning), seconded (Tyson) and carried to waive the reading of 2019 Annual Meeting minutes and to approve them as distributed. Copies of Annual Meeting Minutes can be obtained by contacting Bruner Realty & Management, Inc.

VI. **Report of Officers.**

A. **President Rob Graves.** President Graves encouraged residents to read his written report. Rob read the Presidents Letter. The Board set goals and most were accomplished even with experiencing a pandemic. We did have relatively heavy snow fall in the winter but were able to find places to pile the snow and avoid extra costs to haul away. Would like to continue doing so in the future. New shingles we added on three more buildings: 1611/1615, 1627/1631, 1635/1639. The final three roofs will be completed in 2021 and Cedar Ridge is working with Rob to set dates for Summer 2021 once they have pricing. We have also replaced most of the noted rotted siding and damaged gutters. Most woodpecker holes were fixed and it's an issue we may be experiencing yearly. Terri suggested using a woodpecker paint product that is stated to repel woodpeckers. Schweber posted a link to a product in the chat section of the Zoom. Board will take a look at the product and other products available. The Board with help of residents added new unit house numbers above the garages which will help emergency vehicles locate addresses. 3-4 Plants will be scheduled for replacement in 2021. Rob spent hundreds of hours discussing the rock water fall at the west end of the retention pond behind units 1603/1607 with landscaping engineers to determine the best course of action to repair. Olson Toon was selected to do the repair which was

completed in 2020 for around \$6,000.00. To completely rebuild the detention pond, costs could be upwards of \$100,000.00 or more. Adding more rock to the rock beds will be done in 2021 to top off the sunken rock bed as well as repairing or replacing the damaged black plastic edging. Repairing of the west property line fence is planned for 2021. It may come down to strictly repairing sections at a time. A continuous fence may not be something that can be done due to the landscaping configuration as well as cost. Due to the tree growth, multiple gutter cleaners per year will be necessary to avoid any water damage and other issues. Gutters were cleaned twice this year. Thank you to all residents who helped with miscellaneous projects on the property which saved the Association thousands of dollars.

**B. Treasurer Blair Tyson.** Treasurer Tyson discussed the 2020 financials. With two months results still to come we anticipate missing our budget target by a few thousand dollars. We are expecting expenses from the landscape maintenance, snow and ice management, Olson Toon repair, and woodpecker damage repair. It is possible that some of these expenses may slip into 2021. In 2021 we will be facing operating budget demands from several grounds maintenance issues. The condominium is now in year sixteen and requires attention to the effects of aging. Our Reserve funds will come under pressure from the completion of the roofing project which will cost about \$20,000.00 more than the roof assessment will bring in, and also from the need to stabilize the drainage path to the detention basin which has been estimated at \$5,980.00. We have developed a budget forecast for 2021 which recognizes projected needs. The budget projects a need for an increase in operating funds of \$3,240.00 or \$15.00 per unit per month bringing the monthly fee to \$300.00 per month due on the 1<sup>st</sup> day of each month starting January 1, 2021.

**VII. Review/Approve 2021 Budget:** Moved (B. Lyons), seconded (N. Page) and carried to adopt the 2021 Budget. 2021 budget was approved. Condo fees of \$300.00 are due on the first day of the month effective January 1, 2021. Owners set up for auto-withdrawal through Bruner Realty will have their dues automatically increased as agreed on when the ACH form was initially signed.

**VIII. Election of Board of Directors:** Manager Max Peternell indicated that 17 ballots were returned and totaled. Howard Schweber was elected as a Board member. There were no write-in votes. Rob Graves has been removed from the Board after serving his four year term. Board members will meet soon to elect officers.

**IX. Old Business:** Manager Max Peternell reviewed items accomplished in 2020 addressed by Rob Graves in his Presidents Letter to include:

- Roof replacement at 1611/1615, 1627/1631, 1635/1639 in 2021.
- Installation of new house numbers completed in 2020.
- Repaired rock wall at retention pond completed in 2020.
- Add new rock layer and repair damaged black plastic edging in 2021.
- Repaired loose mailboxes completed in 2020.
- Sealcoat and striping of the driveway in 2020.

**X. New Business:** Manager Max Peternell review items that will be worked on in 2021:  
President Graves reviewed items that will be worked on in 2020:

-Alpine to continue with snow removal for the 2020-2021 season.

-Lawn care items:

1) The area along the fence on the west property line (behind and to the south of unit 1610) we have some invasive plants that need to be killed off so we can do new plantings and layout in the spring.

2) The replacement of a tree or bush that was removed along the south side of unit 1610 has not been confirmed. It is late in the year for much of a selection so we will revisit it in the spring.

3) The replacement of a dead plant behind unit 1603 is to be replaced with 3 Karl Foerster grasses. Ask Bob or Peg in unit 1603 how they want them arranged.

4) Table the replacement of the not to healthy looking juniper bush at the corner of the garage at unit 1630. If we think it will cost us more in the long run to keep cleaning out all the dead stuff every year plant a bush like what was planted at 1634 last year.

5) 1615 tree injections. Not be done by Buchanan at this time. H&H has a bid to treat. Potential other bids to be provided.

-H&H Arborists Bid.

-Final stage of the roof replacement: 3 remaining buildings: 1618/1622, 1626/1630, 1634/1638. The \$3,091.00 roof assessment for 2021 is due September 1, 2021. All assessments were collected for the 2020 roof assessment.

-Repairs to aging fence on the west property line.

-Continuing to fix woodpecker holes.

-Replace/repair/add gutters on east end buildings.

It was asked if the trees/bushes will be trimmed this year. Jim Buchanan followed up after the meeting to say that the plan is to prune in March 2021 just before breaking dormancy. Replacement of dogwoods near 1611. Hold off on Buchanan treating tree roots for disease. H&H may handle this or another company to submit a bid. Oak trees behind 1639 shared with neighbors to be looked at and potential cost splitting. Olson Toon work tore up some of the driveway crack filling.

**XI. Adjournment of Meeting:** Moved (B.Lyons), seconded (Schweber) and carried to adjourn meeting at 7:04 p.m.

Respectfully submitted,

Board of Directors and Bruner Realty & Management, Inc.