**Call to Order and Roll Call**Meeting was called to order at 7:01 PM by Jim Sherer.

Chris Cross (7 ), Jim Sherer (38), S. & A. Ezers (17), L. Langner (19), D. & M. Keper (27), Henry E. (28), Ron P. (21), Mary B. (41)

Bluestone Management Co. - Rick Virgil

**Approval of Agenda & Reading of Minutes**
Agenda approved with an amendment to New Business for Golden Fence vendor replacement Old Business for Decks and Spring Walk Update. Reading of previous minutes was waived.
*Chris moved to approve agenda and minutes.
Jim seconded.*

*All in favor, motion was approved.*

 **Treasurer’s Report - update**
As of 5/31/2017 our accounts are as follows: Reserve $61,844.19 + Checking $19,944.16 = Total $81,788.38.

*Jim moved to approve Treasurer’s Report.
Chris seconded.*

*All in favor, motion was approved.*

M**anagement Report**

* Dawn completed a formal rental check list that makes sure a renter is informed and engaged in community aspects.
* One unit turned over into collections. Lawyer is acting.
* Bug Spraying and Pond Treatments are complete.
* Communication Note with Bluestone: Make sure that any action items from minutes go to an email to Rick and Dawn so that items can be added to the punch list.
* American Homes 4 Rent has moved to Las Vegas. They have not paid their dues for the last 3 months. We are actively engaging them and will take legal action if it becomes necessary.
* Wildlife vendor has removed all the Muskrat traps.
* Removed trees at the beginning of the summer will be replace this Fall. Proposed 6’ to 8’ Crimson Maple.

*Jim moved to approve Management Report.
Chris seconded.*

*All in favor, motion was approved.*

**New Business**

1. Speed Bump Discussion - We have a growing community with a growing number of children, dogs and active walkers.  It has become increasingly important to keep speeds in the neighborhood reduced to maintain safety and protect our most valuable assets. Looking for a speed hump that are approved for Ambulances. Chris is currently considering a couple of vendors. He will be putting together the two quotes in a complete package that includes the full cost of purchase and install
2. Association Website – I would like to discuss the opportunity to create a community website for the communication of information and the creation of a repository for documents important to the community. I currently have one quotes and will be seeking a second quote.
3. Concrete Project – We have a small project to replace a couple to building steps that are a safety issue. Jim Is currently looking at vendors. We have one quote, seeking a second quote. Henry to provide a vendor that he would recommend, but making sure they have workman comp insurance first. Asking Rick for another vendor as well.
4. Golden Fence Vendor Replacement – The current vendor has been failing to deliver a quality product. Chris is currently looking at vendors and has meetings set over the next few days to interview.

*Chris**moved to approve New Business.
Jim seconded.
All in favor, motion was approved.*

**Old Business**

1. Deck Stain Update – Chris Young has completed the work on Unit 12 free of charge. Rick is actively working on Unit 8 and 58.
2. Spring Walk Update – Bluestone and Webster are currently considering evaluating time table. Some items have started. More to come once the schedule solidifies.
3. Update on Tree Trimming – This project has been completed and we would like to provide an update.  We would like to verify if there are any outstanding issues that the Board may be unaware of.
4. Review Dry System Decommission – As we have discussed this project for almost a year we are now ready to move forward.  This will be a final information sharing meeting before we move forward with decommission.

In summary, the current dry system is costing the association approximately $13,000 a year to maintain and the noise from the compressors running to charge the leaking system was impacting the quality of life of owners. We are also wasting significant tax payer dollars with all the false alarms. When the system is not able to recover quickly enough the water flow sensor is tripped which triggers the alarm notification. A review of the system was performed and to retrofit the entire dry system it would cost approximately $3,000 per unit.

Due to these concerns the board sought out alternative solutions after hearing that two other local communities had similar issues with these systems and had fatal failures that resulted in the discharging of the system costing millions in insurance claims. Each of these communities decommissioned the dry systems. The ongoing expense to support the dry systems and the impact to our homeowners the Board engaged an architect to review fire safety code and burn duration between units. Our burn duration exceeds the current code of 1 hour and the current code does not require fire suppression in non-livable space. The architect/engineer submitted a certified letter about the overall safety/building code alignment. Subsequently we gained approval from the village, approval from the Fire Prevention Bureau and approval from the Fire Chief to proceed with the decommission.

This project will only decommission the dry system that is installed in the attic space. All livable space will still be covered by the wet system. The Board has taken every precaution to ensure the safety of our homeowners. The dry system is in an area of the home that is the least likely to have a fire start.

We have budgeted $7500 this year and will budget another $7500 next year to decommission all 10 sprinkler rooms. International Fire will be contracted to perform the work. All 10 sprinkler rooms will be decommissioned at the same time as to not confuse the fire department. The fire department has asked for the removal of sprinkler heads in the attic space, disconnection of the dry system alarms and removal of the dry system main valve so there is no question from inspectors that the system is retired. International will remove heads in 5 buildings this year and 5 buildings next year to complete the project. The final payment of $7500 will be delivered upon completion of sprinkler head removal. **Approval** to move forward with this project.

*Chris**moved to approve Old Business.
Jim seconded.*

*All in favor, motion was approved.*

**Homeowner Forum**

Be aware there is a coyote in the neighborhood.

**Next Board Meeting**

September 19th, 7 pm at LZ Police Station

**Motion to Adjourn**

Jim moved to adjourn at 7:56 PM

Chris seconded

All in favor, motion was approved.