**Call to Order and Roll Call**Meeting was called to order at 7:06 PM by Jim Sherer.

C. Cross (7), J. Sherer (38), L. Langner (19), H. Stange (55), D. Keper (27) and Rick Virgil (Bluestone Management)

**Approval of Agenda & Reading of Minutes**
Agenda approved

Reading of 04/02/2018 meeting minutes was waived.
*Jim moved to approve agenda and minutes.
Chris seconded.*

*All in favor, motion was approved.*

 **Treasurer’s Report**
As of 05/31/2017 our accounts are as follows: Reserve $61,844.19 + Checking $20,540.92 = Total $82,385.11.

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

*All in favor, motion was approved.*

**Management Report**

* Budge vs. Actual
	+ Monthly Income is $46,005 on Budget of $46690 which is 98% of budget
	+ Non-Budgeted repairs of $11,305 for broken sprinkler pipes in units
	+ Expense are trending at 79.6% of budget with current expenses at $34,751 against a budget of $43,670.
* Dead tree in front of Unit 41 needs replacing and hopefully under warranty
* Tree rings being worked and raking down the mounds of dirt
* Bryan working through collections
* Two units being worked on for dues payment
* Skunks reported, as before we are still a pass through but not a habitat. If there is a visible burrow or nest, we would be happy to call it in to be taked care of. Just be aware of them in the area.
* Maintenance department doing gutter cleaning and snapping in screens to help cover areas that need help
* Report from other communites about package theft. Be aware, be alert and let us know.
* Doggie station installed and is being used.

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

*All in favor, motion was approved.*

**New Business**

* All Unit Window and Door Caulking
	+ $1,700 TO $2,200
	+ Approved caulking project
* Long Term Financials
	+ Target Roof replacements
	+ Hire a company to perform an anaylsis of the roof longevity by unit
	+ Look to build a budget to manage to that

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

**Old Business**

* Spring Walk List
	1. Grass replacements
	2. Down spout items
	3. Sofit repairs
	4. Dead Tree Removed
* Border Fence Repairs
	1. Martin Masonary repaired
	2. Additional repairs and maintenance needed
* Concrete Quotes
	1. Martin quote
		1. Curb quote
		2. Stoop quote
		3. Stairs quote
	2. Life and safety issues
* Landscape Repairs
	1. Damage from salt. Webster has corrected at his cost.
	2. Discussions about quality of service
	3. Need to discuss future items of Webster

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

*All in favor, motion was approved.*

**Homeowner Forum**

* Trees on our side of fence
* Gates on deck
* Unit 57 issues

**Next Board Meeting**

~~4/03/2018 at 7pm~~

~~6/19/2018 at 7pm~~

9/18/2018 at 7pm

11/6/2018 draft budget at 7pm

12/11/2018 budget approval

**Motion to Adjourn**

*Jim moved to adjourn at 8:08 PM*

*Chris seconded*

*All in favor, motion was approved.*