**Call to Order and Roll Call**Meeting was called to order at 6:35 PM by Jim Sherer.

C. Cross (7), J. Sherer (38), L. Langner (19), S. and A. Ezers (17), M. and V. Stock (16), D. Burns (12) and Rick Virgil (Bluestone Management)

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

Reading of 06/19/2018 meeting minutes was waived.
*Jim moved to approve agenda and minutes.
Bob seconded.*

*All in favor, motion was approved.*

 **Treasurer’s Report**
As of 08/31/2017 our accounts are as follows: Reserve $61,844.19 + Checking $16,925.06 = Total $78,769.25

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

*All in favor, motion was approved.*

**Management Report**

* Crash at unit 21, brick has been repaired and waiting on fence/weather stripping repair. Homeowner is aware.
* Need set a date to remove fountain and speed bumps
* Will be arranging delivery of salt buckets
* Reached out to alarm company to setup sprinkler alarm testing
* Backflow testing has been scheduled

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

*All in favor, motion was approved.*

**New Business**

* Long Term Capital Projects
	+ Roofs
		- We are looking at how to do this project
		- Chris will be investigating options for this project
		- Payment Options
			* Special Asssessments
			* Short term loan (discount for doing all 10 at once)
			* Roof fund created
* 2019 Budget Planning
	+ Reviewed the projected budget for 2019
	+ We are increasing unit dues by 10%
		- 5% for roofs
		- 5% for overall operating budget
	+ Tyco monitoring bill is not currently being paid. It is not getting to the management company from the alarm company. There have been multiple attempts to resolve.
	+ We find the budget changes to be acceptable
* Annual Rule Review
	+ Reviewed the changes in the document to those present
	+ Document will be posted on the association website for all to review and it will be ratified at the next meeting.
* Ombudsperson Act
	+ Discussed the act for resolution of complaints.

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

**Old Business**

* Lifetime Project Planning
	1. They have agreed to create the burm as part of clearing the land.
	2. They hope to have the land scraped down before the snow falls.
	3. Chris suggests we should take a proactive action to commit money’s of placing trees along the back fence line of the property.
	4. Continuing discussions
* Unit 57 Rental
	1. Association has taken possession of property
	2. Touch ups, cleaning and maintenance done to prepare for rent
	3. $2500 has been invested in the property at this point
	4. $8500 in outstanding dues
	5. What to do with the courtyard?
		1. Rail it off and let new owner determin action with no further investment from Association.
	6. We did get served with foreclosue docs. We will attempt a 6 month to 12 month lease.
	7. Planning to rent at $1400

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

*All in favor, motion was approved.*

**Homeowner Forum**

* Skunks are still a problem
* Problem reported about a smell coming from Bobber’s
* Dennis would like to replace his own deck

**Next Board Meeting**

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

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

~~10/2/2018 at 7pm~~

~~11/6/2018 draft budget at 7pm Canceled.~~

12/11/2018 budget/rulereview approval

**Motion to Adjourn**

*Jim moved to adjourn at 7:55 PM*

*Bob seconded*

*All in favor, motion was approved.*