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

Stange (55), Sherer (38), Keper (27), Langer (17), Poklop (4), Overman (25), Stodden (44), Cross (7), Eckelberg (28) and Brian Arnold (Bluestone Management)

**Approval of Agenda**   
Agenda approved with one modification.

*Bob moved to approve agenda.   
Horst seconded.*

*All in favor, motion was approved.*

**Reading of Minutes**

Reading of 04/09/2019 meeting minutes was waived.

*Bob moved to approve minutes.   
Horst seconded.*

*All in favor, motion was approved.*

**Treasurer’s Report**   
As of 04/30/2019 our accounts are as follows: Reserve $61,844.19 + Checking $44,197.31 + Roof Fund $1,666.73 = Total $107,708.23

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

*All in favor, motion was approved.*

**Management Report**

* No accounts with outstanding balances
* Budget vs actual we are $115 shy of 100% collected. Late fees paid now at 104% of plan
* Insurance proceeds have totaled ~$18,000 and paid ~$15,000

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

*All in favor, motion was approved.*

**New Business**

* Punch List
  + Addressing items.
* Gutter Cleaning
  + Scheduling gutter and down spout cleaning (Baker and Bluestone quoting)
* Landscaping Improvements
  + Replacement of trees that were removed
  + Look at accressivley trimming the tree at Unit 25
  + Looking to address the trees around the pond to raise the level of the branches to
* Red Oak Approval
  + Retro active approval
  + Bob approved, Jim Seconded and All Approved
* Deck Proposals
  + Two proposals on decks
  + Majority of the decks have damage on the horizontal surfaces (floors, railings, etc..)
  + One proposal for ~$13,000 vs. ~$22,000
  + Brian seeking two more quotes
* Protest Real Estate Taxes
  + Bob presented a proposal to address property taxes as a community and wants to hire a lawyer to address this situation.
  + Will look to get a proposal so that we can present it

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

**Old Business**

* Insulation for Sprinkler Systems
  + Will be working on Sprinkler Systems as budget elements come available.
  + Quote from Brian on to address work
* Insurance Update
  + Same update as management report

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

*All in favor, motion was approved.*

**Homeowner Forum**

* Observe your speed in the community.  We are posted at 15 MPH.  Please be aware of walkers and children at play.
* Water your lawns and bushes to protect our investments
* Beautification of the community is awesome, but please ask before you plant outside your courtyards or want to remove association plantings as that is common association property.
* Lawn and courtyard debris should not be thrown over the Western fence (onto the old Hackney Property).  Debris can be given to Webster or can be left at the curb to be picked up during garbage day.
* Always remember that if you have a question, just ask.

**Next Board Meeting**

~~04/09/2019 – Ela Public Library @7pm~~

~~06/4/2019 – LZ Police Station @7pm~~

10/01/2019 – Ela Public Library @7pm

12/03/2019 – LZ Police Station @7pm

**Motion to Adjourn**

*Bob moved to adjourn at 8:15pm*

*Horst seconded*

*All in favor, motion was approved.*