**Call to Order and Roll Call**Meeting was called to order at 7:00 PM by Jim Sherer.

Stange (55), Sherer (38), Keper (27), Mastores (42), Langer (17), Poklop (4), Stodden (44), Riley (41) and Brian Arnold (Bluestone Management)

**Approval of Agenda**   
Agenda approved with five modifications.

*Horst moved to approve agenda.   
Jim seconded.*

*All in favor, motion was approved.*

**Reading of Minutes**

Reading of 06/04/2019 meeting minutes was waived.

*Horst moved to approve minutes.   
Jim seconded.*

*All in favor, motion was approved.*

**Treasurer’s Report**   
As of 08/30/2019 our accounts are as follows: Reserve $61,844.19 + Checking $49,291.87 + Roof Fund $3,333.85 = Total $109,652.91

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

*All in favor, motion was approved.*

**Management Report**

* Customer balances only on 57 – One unit in for closure and back dues of $1,800 would be due. Loss of difference of $7,270.89
* $4,500 overspent for the time being, but the remainder of the year will make it up
* Parking Tags
  1. Ordered for the association and will be distributed when they arrive
* Deck Update/ Wood Replacement
  + The staining has been postponed until next year due to the unexpected expense due to sprinkler insulation project. We will be doing wood replacements this year in preparation for deck staining next year.

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

*All in favor, motion was approved.*

**New Business**

* 2020 Budget Review
  + Reviewed and approved outline budget
  + There will be a 5% increase to association dues due to increase in expenses across the board.
* Sprinkler Insulation Approval
  + This has a $30,000 price tag for 17 units to be completed before heavy Winter season
  + Approved
* Landscaping Company Change/Modification Contract Bids
  + Seeking bids for new contracts on Blow and Go
  + Intial scoping showed a more than 50% increase in new contracts. We are seeking more bids.
  + Seeking “Two Guys In a Truck” type company to focus on weed/seed/feed to increase health of lawns.
* Concrete work at unit 54 – Curb, steps, stoop and sprinkler room steps
  + Approved
* Discussed quoting and approving roadway/driveway crack seal before Winter with a maximum cap of $2,000
  + Approved

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

**Old Business**

* Protest Real Estate Taxes
  + 12 Units on the list
* Need to get the info to new homeowners
* Punch List Review
  + 85% done on the punch list

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

*All in favor, motion was approved.*

**Homeowner Forum**

* Dead End Street/No Outlet on street
  + There are two signs in place today
* Need pop ups addressed at several units
  + Brian will assign someone to address. We have several popup issues on the punch list. We need to add unit #41 to the list
* Skunks continue to be a problem. Need to address unit owner that has a renter that is continually leaving food out for the animals.

**Next Board Meeting**

12/03/2019 – LZ Police Station @7pm

**Motion to Adjourn**

*Jim moved to adjourn at 7:50pm*

*Horst seconded*

*All in favor, motion was approved.*