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

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

**Approval of Agenda**   
Agenda approval.

*Bob moved to approve agenda.   
Jim seconded.*

*All in favor, motion was approved.*

**Reading of Minutes**

Reading of 10/02/2019 meeting minutes was waived.

*Bob moved to approve minutes.   
Jim seconded.*

*All in favor, motion was approved.*

**Treasurer’s Report**   
As of 10/31/2019 our accounts are as follows: Reserve Account $61,844.19 + Checking Account $46,302.60 + Roof Fund $4,167.51 = Total $112,614.30

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

*All in favor, motion was approved.*

**Management Report**

* No accounts past due other than Unit 57, no updates on sale at this point. We will collect back dues of up to 6 months.
* Budget sitting at 100.6% collected.
* Primary overages continue to be around sprinkler system repairs.
* Sprinkler system insulation repairs are going well.
* Landscaping adjustments for two men and a truck. Not possible to add contractors to our policy.
* New maintenance manager, Jonus. Ex-General Contractor.

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

*All in favor, motion was approved.*

**New Business**

* 2020 Budget Approval - Approved

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

**Old Business**

* Sprinkler Insulation Update
  + Project is under way and is getting done within a couple of days per each unit.
  + Expect to be complete by end of December.
  + Overall feedback is that the company is very positive with professional and courteous workers. They are performing cleanups and work in a timely manner.

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

*All in favor, motion was approved.*

**Homeowner Forum**

* Bee hive reported at Unit 17. Bluestone will take a look at it.
* Seal coating for the streets is planned for next year and driveway replacements are on an as needed basis. They will be evaluated during the spring walk.
* Roof replacements will begin in the next five years. We will continue with inspections over the years.

**Next Board Meeting**

01/14/2020 – LZ Police Station @7pm – Annual Meeting with one board position open for election.

**Motion to Adjourn**

*Jim moved to adjourn at 7:50pm*

*Bob seconded*

*All in favor, motion was approved.*