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

Stange (55), Sherer (38), Keper (27), Riley (41), Mastores (42), Stodden (44), Overman (25) and Brian Arnold (Bluestone Management)

**Approval of Agenda**   
Agenda approval with the addition of the following:

* Mosquito Treatment
* Tree Treatment
* Dog Walk Area
* Towing company

*Horst moved to approve agenda.   
Jim seconded.*

*All in favor, motion was approved.*

**Reading of Minutes**

Reading of 12/03/2019 meeting minutes was waived.

*Jim moved to approve minutes.   
Horst seconded.*

*All in favor, motion was approved.*

**Treasurer’s Report**   
As of 04/07/2020 our accounts are as follows: Reserve Account $61,844.19 + Checking Account $30,997.60 + Roof Fund $6,251.96 = Total $99,093.75

Monthly Dues Actual vs Budget to date is at 110% budget. Expense Actual vs Budget to date is at 95% of Budget.

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

*All in favor, motion was approved.*

**Management Report**

* Backflow inspections will be planned in the coming weeks.
* Originally, we were expecting to write off ~$4000 for Unit 57 back dues, but the number came down to only $362 dollars after reconciliation of lease and payment from bank.
* Speed humps will be installed Friday 4/17
* Bluestone is coordinating installation of fountain, pond treatment and pond cleaning of debris.

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

*All in favor, motion was approved.*

**New Business**

* Spring walk date – May 2nd at 9 am
* Mosquito Treatment - Approved
* Tree Treatment – Approved
* Dog Walk Area – Discussed placing mulch, sand and timbers in the area. Brian will get a quote for us to review.
* Bluestone following up with Alpine Towing to make sure they will provide a service. We may want to look at a non-local company.

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

**Old Business**

* Deck Staining – HPO is delayed one week for inspections. Wood inspections will happen next week. Third to fourth week of May is our target time frame to start staining. Please be advised that we may do short notice based on weather and be prepared for it. You may get a 48-hour notice about moving furniture. We will do our best to make this a quick and painless process.

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

*All in favor, motion was approved.*

**Homeowner Forum**

* Additional parkers at Unit 44 for a few weeks.
* Pond clean up and raking around that area to make it look nice.
* Salt bucket pickup. Please set your buckets out and we will have them picked up.
* Recommendation to use large format mulch in dog area.
* Concern with drainage with keeping water away from the property.
* Homeowner considerations when replacing or removing items.
* Tax reductions. Not heard from attorney yet that we used for the community.

**Next Board Meeting**

~~4/07/2020~~

6/9/2020

10/6/2019 draft budget

12/8/2020 budget approval

1/12/2021 annual meeting

**Motion to Adjourn**

*Jim moved to adjourn at 7:51pm*

*Horst seconded*

*All in favor, motion was approved.*