

**POTLATCH TOWNHOUSE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
July 23, 2019**

Board of Directors Present: Paul Quesnel, Linda O'Bannon, Karen Hunt & Alan Nielson
Homeowners: Harry and Lavonne Linskens, Steve Shreiber, Peggy Baumeister and Frank Butto
Managing Agent, Cange Group: Shawn Cange

CALL TO ORDER.

With quorum present, the meeting was called to order at 6:04 p.m. at the home of Karen Hunt (1048).

QUORUM. Legal Quorum was met.

MINUTES. Approval of 6.25.19 meeting minutes with minor changes. Motion made by Linda, Alan second.

PRESIDENTS REPORT.

- a. Paul thanked Frank for work completed around the Gazebo and further thanked everyone that helped with the picnic and garage sale.
- b. All scheduled maintenance has been completed with the exception of exterior paint.

FINANCIALS. Approved.

HOMEOWNERS FORUM

- a. Harry Linskens asked about his roof repair, waiting on Earhart to schedule. Harry also wanted more information on structural repairs. Meeting is scheduled on the 8th with contractor.
- b. Frank discussed the need for one way signs, expressed his opinion that homeowners deserve the opportunity to fix their own property. Karen urged the need for a policy for addressing repairs.
- c. Steve Shreiber would like to install a Petsafe Freedom Door. Motion was approved for Units 1016 and 1105 subject to painting the correct color.
- d. Peggy Baumeister would like to add some minor exterior painting of her unit to the contractors list.

OLD BUSINESS.

Unit Repairs - On going matters - Units requiring repairs;
1001, poor workmanship, debris falling in skylight. Earhart to inspect.
1109, skylight moisture. Earhart to inspect.
1012, skylight leaking. Earhart to inspect.
1079, sheetrock cracks where roof and wall meet.
1085, Bruce Roberts to fill void in crawl space.

Foundation work at 1075 to be completed in November.

FEMA application on hold until 2016 and 2018 taxes are available.

NEW BUSINESS

- Review Spring walk through repair list is being worked through.
- Exterior painting to take place at the end of July.
- Paul to meet with gutter contractor to look at changing gutter placement.
- Driveway repairs, contractor to revise proposal.
- Tall Trees to remove beetle kill trees. Linda noted that compensation may be available to the HOA. Cange Group to inquire and Frank will speak to extension services.
- Cange Group to draft letters to Homeowners notifying of their responsibility to repairs.
- Frank made a presentation on pet ownership, Frank and Alan will develop a “one pager” to discuss at the next meeting.

EXECUTIVE SESSION. 7:50 pm to 8:09pm

NEWSLETTER.

- Print directory of owners
- One way sign
- Picnic
- Thank you to Frank and other committees

NEXT MEETING. Karen Hunts home on August 20th at 6 p.m.

ADJOURNMENT

Meeting was adjourned at 8:15 p.m.

SUBMITTED BY:

Shawn Cange