SS1 BOARD OF DIRECTORS MEETING

Friday, April 1, 2022

9:00 AM

This SS1 Board of Directors meeting was open to all owners. The meeting was held in Unit #2. Present, in person, were Dennis Brown (Unit 2), Bill Messieri (Unit 3), and Susan Ewell (Unit 5).

Agenda:

1. Budget vs Expenses:
   * It was proposed and agreed to complete all final deck work on Units #2 and #4 this year since the partial planned work was not completed by It Takes Two in 2021. Denny has informed ITT of this decision and Damon put it on their schedule. The budget will support the additional deck work in this year due to the landscape plan and tree removal spending from last year’s funds.
   * Other maintenance considerations to be addressed:
     + Attic Vent repair/installation: Plans are being discussed, including repair/installation of the 14 vents on an outside/inside rotation, or possibly a few at a time. The cost is estimated to be $125.00 per vent. This project is probably on hold.
     + Woodpecker damage: damage to Units #1 and #4 has been noticed. This will be done in conjunction with the deck work this year.
     + Outside water faucets: Units 6 and 5 faucets have been repaired/replaced. Unit 5 needs replacement of rotting wood horizontally across the lower front of the condo, as has been previously completed at Units 2 and 3.
     + Unit #6 Granite Step Railing: Bev and Will Reed requested input/approval to install a railing for their lake side 2 wide granite steps. Bev will report back to the board about logistics, including permits if necessary.
2. Winter 2021-2022 Maintenance:
   * Roof raking decisions were successful and will be included in future winter budgets. Board will discuss using tree removal funds for roof raking and rock mound removal at mulching line in parking area for future winters.
3. Summer 2022 Maintenance:
   * Walkway area 2022.
     + Weed treatment. It has been decided to switch to Chippers for weed spraying of the gravel walkway only in summer 2022.
   * Garden maintenance and mulching.
     + Legacy Landscaping will do plant maintenance and mulching in Spring 2022, including transplanting some plants from the front of Unit #5 which was not completed in 2021 due to early warm weather. As agreed during budget discussions, Legacy will mulch both sides of the property each year as of Spring 2022.
     + Susan Ewell has arranged with Legacy to purchase and plant a Redbud tree at her expense in the garden area in front of Unit #5 to replace plants that are being transplanted to Unit #4.

Meeting was adjourned at 10 am.

Susan Ewell, Recording Board Member