

HOA Board Meeting Notes 12.3.2025, 7:00 PM

Members present: Ed Johnstonbaugh, Vita Wilds, Colleen Ruby

Members absent: Sam Wiley

Non-voting guest: Johnette Keiser

Meeting started, 7:03PM, ended 8:19PM

Old Business

Facility & Maintenance Updates:

- Building walkthrough completed by Ed; several practices do not align with bylaws.
- Deferred maintenance issues: non-functional original features.
- Exit signs not working; vapor barrier and sealing needed under buildings.
- Roofing issues due to incomplete soffit and fascia work.
- Pool and hot tub maintenance issues, including clogged filters and failed inspections.

Hot Tub & Rec Center Issues:

- Hot tub leaking ~temporary repairs near \$10,000.
- Replacement estimate: ~\$20,000 plus permits.
- Electrical issues causing ground-fault trips; temperature not maintained.
- Dehumidification inconsistent; split AC units insufficient.
- Ed appointed to gather bids and oversee repairs.

Personnel & Tenant Issues:

- Former employee Wade Ballinger terminated and trespassed after break-ins.
- Concerns about family still occupying the unit; animal and domestic issues ongoing.
- Roach infestations traced to former unit; cleaning compliance still pending.
- Inconsistent fine enforcement; discussion to escalate through Scott Bender.

Funding & Grants:

- Grants being explored (weatherization, multi-family assistance).
- Difficulty gathering owner-occupancy data due to communication gaps.
- Discussion on rec center cost sharing.

Representation & Governance:

- Colleen approved as new Phase 2 representative for BKA
- Questions about rec center, bylaws, and tax status.
- Board to shift to monthly meetings.

New Business

Action Items:

- Ed to obtain hot tub repair/replacement pricing and rec center bids.
- Colleen to contact Jacinda (hot tub history), Trina Illig (grant requirements), Johnette (tax status)
- Board to determine number of full-time owner-occupied units for grant eligibility.
- Johnette to compile rec center operating costs.
- Colleen to contact Scott Bender regarding tenant issues, billing.

Next Meeting:

- Scheduled for January 21st at 7:00 PM.