

DIAMONTE AT SPIRIT OF BRANDTJEN FARM ASSOCIATION

Board of Directors Meeting

02/19/2024 @8:00am Zoom

Diamonte website - <https://www.diamontehoa.com>

Call To Order Debbie called meeting to order at 8:20am

Board Member's Present: Debbie Tresidder and VP Denise Frazee

Board Members Absent: N/A

Others Present: Kimberly G. (Premier)

Unanimous motion to waive notice of meeting requirements. **Approved**

Agenda: Motion Denise, Debbie seconded to approve Agenda as submitted. **Approved**

Minutes: Motion Debbie, Denise seconded to approve Board meeting 10/1/23. **Approved**

Homeowner Forum / Business from the Floor: N/A

I. Maintenance

- Apple Scab spring – Trees do not need treatment this year, they are healthy and not showing signs of stress.
- Spring aeration: Premier will ask Franklins opinion and get pricing if needed.
- Yts Trees **Approved --- spring late. YTS**
- Paver List – To do in 2024 – 16520, 521, 529, 536, 537, 552, 561, 568, 584, 608, 664, 671 -need to approve \$11,100 went up \$50 per paver walk. Motion Denise, Debbie seconded to approve paver walkways **Approved**.
- LS committee gave owner choices and selections needed, did the list for plantings. \$5000 plant cost, Premier has no bid just excel spreadsheet – Motion Denise, Debbie seconded to replace shrubs list from 2023 by Distinctive Landscape. **Approved**
- Painting to start this summer – already approved.
 - a) Committee Objectives – Is there a color design change needed?
 - b) Meeting – The group set the meetings and designer with Sherman Williams. Rust color houses would cost more to paint units. Must be in consideration. No extremes because the cost will be high. Dk grey – possible to go white?
 - c) Present to the Board April 15th due.
 - d) What influence will all owners have? The Board will make the final color decision.

II. New Business

- Walkthrough – May 6th 9am ask Mark if he would like to take part.
- Winter grounds maintenance-All is light – thank you for coming when you did not have to,
- Insurance recap – Discussion on the HO6 loss assessment coverage and grilling on decks. Will need to put survey together to find out where owners are at with this coverage and ensuring they are protected.
- Cash spending and investments 2024 – will monitor ash flow before projects started.
- Call out for Board volunteers – send out communication and resume. Minimum time and you can get in now.

III. Other Business

- a) Annual meeting plan – Annual meeting topic –both directors will stay on the Board. Point of discussion at the Annual Meeting, shrub replacement, insurance grill policy. Speak with KA insurance to get a ballpark if grills were not on decks. Send reminder to owners or survey on how many people have a HO6 policy. Also ask about the loss assessment coverage for deductible to the \$30,000 limit.
- b) Dog rules and regulations: Tether being left out and are not allowed to be on the outside of the unit. If your tether can go into the yard – they can not be left out unattended, dog defecation must be cleaned up immediately and have owner present when dog is out. Send a reminder to the Board for mass send out.

Future Items:

- Harassment Policy
- Rules and regulation review

Architectural Request Changes (ARC): N/A

Next Meeting Date: June 5th Granary Annual Meeting, Premier will try to book for this date.

Adjournment: Motion Debbie, Denise seconded, to adjourn at 9:20. **Approved**

Respectfully submitted by Kimberly G., Premier Association Management