

DIAMONTE AT SPIRIT OF BRANDTJEN FARM ASSOCIATION
Board of Directors Meeting
10/2/2024 @7:30am Zoom

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

Call To Order Debbie called meeting to order at 7:30am

Board Member's Present: Pres. Debbie Tresidder, Julie Christensen and VP Denise Frazee

Board Members Absent: N/A

Others Present: Kimberly G. (Premier)

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

Agenda: Unanimous Motion seconded to approve the agenda for 10/2/24 meeting. **Approved**

- Premier Contract questions reviewed. Motion Debbie, Julie seconded to approve 2025-2027 administration contract with Premier Association Management. **Approved**
- Bank account signature card – Motion Deb, Julie seconded to sign new signature card with all 3 Board members. **Approved** Premier to send new card to the Board for update.
- Corporate Transparency act: send information to the Board for review and form to send back with picture ID. All must be into the federal system by 1/1/25.
- Collections of fees – Collection policy send to Julie for first review. Late fees agreed upon are \$30 on the 10th of the month for any outstanding balance on account.
- Diamonte Rentals discussion. New legislation and homeowner input to decide what direction the Board should go when considering a change to rentals or a limit to the number of rentals. Premier will send sample questionnaire to Julie to begin revision and review process.
- Management report before meeting – project updates (project tracker, calendar of CD dates or contract renewal dates). Premier will gather info from all areas for the Board prior for review.
- Project to review association documents for consistency and clarity and or necessary changes. Julie will start the process of review.
- Pavers quote review: 2024 \$925 - 2025 \$975 per paver unit. Motion Deb, Julie seconded to approve 6 at \$5850 with Blakeborough. **Approved**
- Painting 2024 \$85,800 16 units on the schedule in 2024 and 16 units in 2025 @ \$5200 = \$83,200 every surface that's paintable will be painted, brown gutters will be painted. Motion Denise, Julie seconded to approve Mittelstaidt Painting for 2025. **Approved**
- Premier contacted Mittelstaidt to be sure in 2025 NO rollers left in paint cans – we need to use excess paint and divide extra between owners.
- Budgeting: items to consider for Budget 2025: legal charges, Website revisions, Volunteer recognition fund.
- Annual calendar for board activities. Look to set the 2025 meeting schedule and dates of items to be completed. Premier will send out proposal of dates for the BOD.
- Website: Contracts – on website? Board member only view area – can we add contracts with project file and contracts and other Board quick access information. Premier will begin the review on this in November/December.

Adjournment: Motion Denise, Julie seconded, to adjourn at 8:55 am. **Approved**

Respectfully submitted by Kimberly G., Premier Association Management