

**DIAMONTE AT SPIRIT OF BRANDTJEN FARMS ASSOCIATION**

**SBF Granary– 5:30 PM**

**Annual Meeting Minutes 6/7/2024**

**Call Meeting to Order:** Deb called the meeting to order at 5:33pm.

**Board Member's Present:** President Deb Tresidder, Sec. Julie Christensen and VP/Treasurer Denise Frazee

**Board Members Absent:** N/A

**Others Present:** Kimberly G. with Premier Association Management

**Units Represented in Person:**

Diamonte Court: 16601, 16626, 16633, 16634,

Diamonte Path: 16520, 16528, 16545, 16560, 16592, 16600, 16616, 16671, 16679,

**Units Represented by Proxy:** 16455, 16624, 16568, 16602, 16656

**Quorum:** A quorum (10%= 4.2 units) was achieved through the presence of homeowners and proxies.

**Debbie:** Welcome owners and thank you for attending the Annual Meeting. The Board of Directors and Premier Association Management introductions.

**Approval of 2023 Annual Meeting Minutes:** Kimberly asked for a motion to approve the 2023 Annual Minutes and waive the reading of minutes. Motion by 16520 DP seconded by 16545 DP to wave the reading of the 2023 minutes and approve them. This motion was unanimously approved. **Approved**

**Board Overview:** Denise and Debbie

**2023/2024 completed items and plans**

- YTS Tree pruning completed in February
- LS final plantings approved and waiting for schedule
- 2024 Paver maintenance completed this spring on 12 units
- Painting committee proposal presented to Board. Color selection and timeline were finalized in May. Work will begin in June and be completed in 3 phases ending in 2026.
- Walkthrough completed and items being bid
- 2023 November- Franklin Lawn Care hired for lawn care and snow removal services
- 2023 Resurfaced driveways
- Irrigation-will implement a cycle/soak irrigation method in 2024 to reduce stress on lawns and reduce irrigation expense.

**2024 project review and planning**

- 2025 Paver maintenance list
- Owner deck posts and ledger board deterioration – trying to get pricing options for owners
- 2024 homeowner landscape items for attention survey will be sent out in June
- Walkthrough maintenance list including items downspouts, apron caulking.
- Insurance industry issues relating to the association

**Debbie: Master Review**

- Board of Diamonte serves on the Master Board
- Barn restored interior and
- Better security fob and app.
- Holiday event, garage sale, auction – renewed focus on community engagement

The Board appreciates and thanks the volunteers of the landscape committee member (Deb Goettig, Mary Sheets and Margaret Mills), social event planning (Kerry Frank, Mary Sheets, Margaret Mills and Julie Christensen), neighborhood

directory (Kerry Frank), painting committee (Nancy Moeller, Marcine Edgar and Cheri Nelson) and irrigation support (Mark Goettig). Thank you for stepping up and assisting in making all this work possible.

**Election of Director:**

- a. Call for Nominations from the Floor: There were no nominations from the floor.
- b. Close Nominations Motion 16600 DP, 16528 DP seconded to close nominations from the floor. **Approved**
- c. Introduction of Candidates – Debbie Tresidder
- d. Called for unanimous motion to elect Debbie Tresidder for the Board of Directors. **Approved**
- e. Introduction of new Board member – Welcome Debbie for another term on the Board!

There are currently 3 members serving on the Board. One must also represent on the Master Board, and one required for the alternate to the Master Board. The workload has increased significantly! Please think about helping on committees or especially the Board!

**Diamonte Fiscal 2024 Annual Report**

**Litigation and/or Pending Lawsuits:** The association is not a party to any pending lawsuits or judgments.

**Insurance Coverage**

The subject property is insured with – Farmers Insurance – Robert Curtis 952.985.9800

Policy Type	Underwriter	Coverage	Effective Dates
General Liability	Farmers	\$1,000,000- \$2,000,000	11.30.23-11.30.24
Umbrella		\$1,000,000- \$2,000,000	
Property Damage	Farmers	Guaranteed – 125%	11.30.23-11.30.24
		\$24,749,000 Insured Deductible \$25,000 5% wind hail per building, All-In Policy	11.30.23-11.30.24
Directors/Officers	Farmers	\$1,000,000-\$2,000,000	11.30.23-11.30.24
Crime/Fidelity	Farmers	\$1,000,000	11.30.23-11.30.24

Your HO-6 policy should carry the following:

**Loss Assessment of \$30,000** will be enough to cover the 5% wind/hail deductible.

**The applicable Wind/Hail deductible is 5%. It is recommended that you contact your insurance agent to confirm your HO6 Policy’s loss assessment coverage is in the amount of at least \$30,000.**

**Building Property** (coverage A) of **\$25,000**. This will cover you for a loss in your residence that is under the \$25,000 association deductible.

**Personal Property & Liability** coverage is **not included** in the Master policy. You will need an amount that matches the replacement cost value of your personal property that includes clothing, electronics, and window treatments. The Master Policy has a \$1,000,000/\$2,000,000 liability policy for bodily injury and property damage that might occur outside of your residence. We recommend having \$300k of coverage for your home. If you need a certificate of insurance sent to your mortgage company, please email Sarah: [sarah.rcurtis2@farmersagency.com](mailto:sarah.rcurtis2@farmersagency.com)

The complexity of renewals and the industry constantly changing the Board must review aspects such as Property valuation for rebuild cost constantly rising, changing requirements on the HOA for policies, inspections of the property, many careers getting out of writing HOA policies and costs out of control. So many earthly catastrophes hitting the US affect everyone. The contents of the Master policy and owner HO6 policy in a never-ending cycle of changes. The Board is trying to schedule a fall zoom with a legal insurance specialist to help owners with the complexity of the policies for coverage and understanding. More information to come.

## **Delinquent Assessments - None**

## **Financial Report**

Audit emailed when finalized. This was emailed to owners 5/31/24

## **Capital Expenditures in Excess of \$5,000.00**

Planned capital expenditures in excess of two percent of the budget or \$5,000, whichever is greater, approved for the current fiscal year or succeeding two fiscal years are: Paver repair list from 2023.

## **Reserve Accounts**

As of 12/31/23 the reserve account balance \$208,504.38

As of 12/31/22 the reserve account balance \$180,846.31

As of 12/31/23 the Working Capital account balance is \$39,952.20 (\$2,746. Fees pd. In advance.

As of 12/31/22 the Working Capital account balance is \$42,872.66

**Website Usage:** Every owner is encouraged to use the website to find information regarding rules and regulations, documents, and responsibilities. This will enable the Premier office to focus on responding to more urgent or complex issues. The website address is: [Diamontehoa.com](http://Diamontehoa.com)

## **Landscape Overview:**

Acknowledge committee members.

Last fall, boulevard trees were trimmed, and volunteer poplar trees were removed from the berm area. Cost of approximately \$4,000.

Also completed last year: new mulch was put around all trees and monument areas and approximately 30 replacement plants were planted.

Per the communication sent by Premier, Spring planting is targeted for the week of June 10<sup>th</sup>, weather permitting.

This includes replacement of plants identified last year (over 100 plants). Cost of approximately \$8,000.

As part of spring planting, 8 buildings (16 homeowners) will have the arborvitae trees between the driveways removed and replaced with ornamental grasses. Arborvitae are being removed due to the condition of the trees, cost of maintenance and concerns with roots impacting driveway surfaces. Full replacement will occur over the next three years.

A reminder that all communication about landscaping needs to go through Premier.

The landscape survey for 2024 will be sent out after the Spring planting in June. This will allow current plants to green/bloom and new replacement items to begin to flourish.

## **Renter Restriction Discussion:**

A quick poll was taken to see the interest in the current policy staying the same or adding some level of change.

The largest items discussed were the turnover of neighborhoods to investors during a downturn. Residents renting as they spend more time south. Just a general turnover in the Association over time. Many of the owners felt this should be looked at more and discussed as the majority feel the neighborhood would be impacted by an abundance of renters. More will be coming to ask the community what ideas for limitations or changes they would propose.

## **Exterior Painting Committee recommendations and Board Plan approval:**

**We were tasked with proposing new exterior paint colors for the Diamonte at Spirit homes. We took several things into consideration:**

- Consulted with Paul Grabow, Robert Thomas Homes Design Center, Sherwin Williams Paint Consultant and DR Horton rep
- Strove to look like we were part of the larger neighborhood and chose colors of existing homes in Spirit
- Followed guidelines used by the master – no house within 3 homes are the same color
- All colors are considered neutrals and should be appealing for all Diamonte homeowners
- Colors will work with the three-year, phased painting approach
- Exterior colors complement homes bordering each end of Diamonte
- All colors coordinate with the existing roof, stone and garage door colors
- All colors are Sherwin Williams

## **Exterior Home Paint Colors**

1. SW 7017 Dorian Gray
2. SW 7019 Gauntlet Gray
3. SW 7016 Mindful Gray
4. SW 7048 Urbane Bronze
5. SW 7017 Dovetail
6. SW 6244 Naval
7. SW 7015 Repose Gray

## **Exterior Trim**

- SW 7005 Pure White Trim on all homes

## **Front Doors**

- All front doors will be painted SW 7005 Pure White as part of painting project
  - Homeowners can choose to paint their front door one of the colors from the established color palette
  - Homeowner to purchase paint and provide/obtain labor at their cost
- An architectural change from will need to be submitted for any color not in the established palette
  - Committee reviews color; then denies or approves

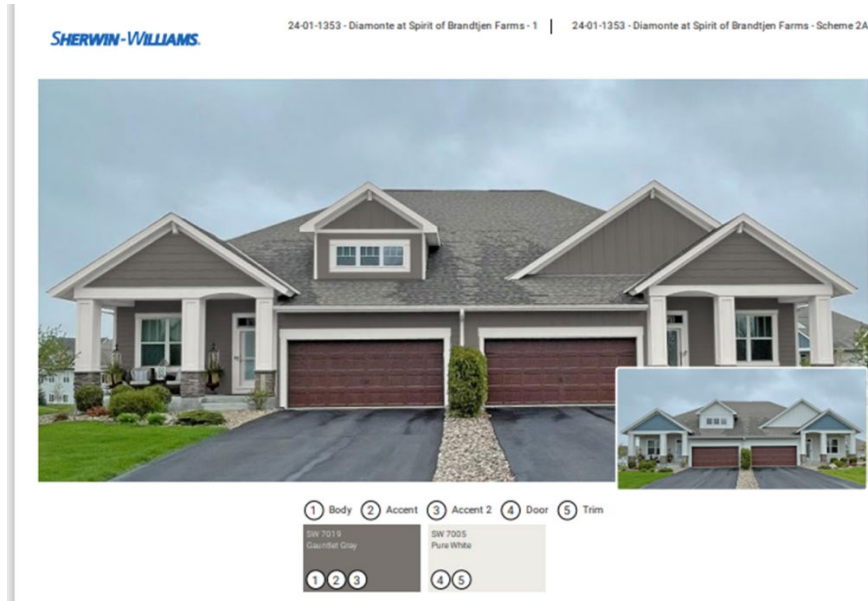
**Version 1:**

- SW 7005 Pure White Trim including front door
- One of seven exterior home paint colors for entire building or twin home (left)

Example: Version 1 and Version 2 – Gauntlet Gray

**Version 2:**

- SW 7005 Pure White Trim including front door plus two white gables on front of house
- One of seven exterior home paint colors (above)



**Diamonte at Spirit of Brandtjen Farms - Exterior Paint 3 Year Implementation Plan**

Address	Resident	Base Color	Peak Color	Trim Color	Gutters	Year
16671 Diamonte Path	Smith	SW 7019 Gauntlet Gray	SW 7019 Gauntlet Gray	SW 7005 Pure White	Existing	2024
16663 Diamonte Path	Kendrick	SW 7019 Gauntlet Gray	SW 7019 Gauntlet Gray	SW 7005 Pure White	Existing	2024
16616 Diamonte Path	Tresidder	SW 6244 Naval	SW 7005 Pure White	SW 7005 Pure White	Existing	2024
16624 Diamonte Path	Ojala	SW 6244 Naval	SW 7005 Pure White	SW 7005 Pure White	Existing	2024
16632 Diamonte Path	Peterson	SW 7015 Repose Gray	SW 7015 Repose Gray	SW 7005 Pure White	Existing	2024
16640 Diamonte Path	Nelson, L.	SW 7015 Repose Gray	SW 7015 Repose Gray	SW 7005 Pure White	Existing	2024
16648 Diamonte Path	Kinn	SW 7019 Gauntlet Gray	SW 7005 Pure White	SW 7005 Pure White	Existing	2024
16656 Diamonte Path	Hanson	SW 7019 Gauntlet Gray	SW 7005 Pure White	SW 7005 Pure White	Existing	2024
16664 Diamonte Path	Sheets	SW 7016 Mindful Gray	SW 7016 Mindful Gray	SW 7005 Pure White	Existing	2024
16672 Diamonte Path	Sherwin	SW 7016 Mindful Gray	SW 7016 Mindful Gray	SW 7005 Pure White	Existing	2024
16602 Diamonte Court	Nelson, P.	SW 7048 Urbane Bronze	SW 7048 Urbane Bronze	SW 7005 Pure White	Existing	2024
16610 Diamonte Court	Albjerg	SW 7048 Urbane Bronze	SW 7048 Urbane Bronze	SW 7005 Pure White	Existing	2024
16618 Diamonte Court	Nelson, D.	SW 7105 Repose Gray	SW 7005 Pure White	SW 7005 Pure White	Existing	2024
16626 Diamonte Court	Frank	SW 7105 Repose Gray	SW 7005 Pure White	SW 7005 Pure White	Existing	2024
16655 Diamonte Path	Giefer	SW 7016 Mindful Gray	SW 7005 Pure White	SW 7005 Pure White	Replace	2024
16647 Diamonte Path	Thompson	SW 7016 Mindful Gray	SW 7005 Pure White	SW 7005 Pure White	Replace	2024

**Diamonte at Spirit of Brandtjen Farms - Exterior Paint 3 Year Implementation Plan**

Address	Resident	Base Color	Peak Color	Trim Color	Gutters	Year
16561 Diamonte Path	Smith, V.	SW 7016 Mindful Gray	SW 7005 Pure White	SW 7005 Pure White	Existing	2025
16553 Diamonte Path	Stoll	SW 7016 Mindful Gray	SW 7005 Pure White	SW 7005 Pure White	Existing	2025
16568 Diamonte Path	Dwyer	SW 7015 Repose Gray	SW 7015 Repose Gray	SW 7005 Pure White	Existing	2025
16576 Diamonte Path	Cline	SW 7015 Repose Gray	SW 7015 Repose Gray	SW 7005 Pure White	Existing	2025
16584 Diamonte Path	Moeller	SW 7048 Urbane Bronze	SW 7005 Pure White	SW 7005 Pure White	Existing	2025
16592 Diamonte Path	Edgar	SW 7048 Urbane Bronze	SW 7005 Pure White	SW 7005 Pure White	Existing	2025
16625 Diamonte Court	Biedron	SW 7017 Dorian Gray	SW 7005 Pure White	SW 7005 Pure White	Existing	2025
16617 Diamonte Court	Fendrich	SW 7017 Dorian Gray	SW 7005 Pure White	SW 7005 Pure White	Existing	2025
16609 Diamonte Court	Pierson	SW 7019 Gauntlet Gray	SW 7019 Gauntlet Gray	SW 7005 Pure White	Existing	2025
16601 Diamonte Court	Christensen	SW 7019 Gauntlet Gray	SW 7019 Gauntlet Gray	SW 7005 Pure White	Existing	2025
16552 Diamonte Path	Anderson	SW 7019 Gauntlet Gray	SW 7005 Pure White	SW 7005 Pure White	Replace	2025
16560 Diamonte Path	Adams	SW 7019 Gauntlet Gray	SW 7005 Pure White	SW 7005 Pure White	Replace	2025
16600 Diamonte Path	Thomas	SW 7018 Dovetail	SW 7018 Dovetail	SW 7005 Pure White	Replace	2025
16608 Diamonte Path	Ward	SW 7018 Dovetail	SW 7018 Dovetail	SW 7005 Pure White	Replace	2025
16634 Diamonte Court	Sandhoff	SW 6244 Naval	SW 6244 Naval	SW 7005 Pure White	Replace	2025
16633 Diamonte Court	Nelson, R.	SW 6244 Naval	SW 6244 Naval	SW 7005 Pure White	Replace	2025

**Diamonte at Spirit of Brandtjen Farms - Exterior Paint 3 Year Implementation Plan**

Address	Resident	Base Color	Peak Color	Trim Color	Gutters	Year
16679 Diamonte Path	Jensen	SW 7017 Dorian Gray	SW 7005 Pure White	SW 7005 Pure White	Existing	2026
16545 Diamonte Path	Goettig	SW 7048 Urbane Bronze	SW 7048 Urbane Bronze	SW 7005 Pure White	Existing	2026
16537 Diamonte Path	Kettler	SW 7048 Urbane Bronze	SW 7048 Urbane Bronze	SW 7005 Pure White	Existing	2026
16529 Diamonte Path	Frazee	SW 7018 Dovetail	SW 7005 Pure White	SW 7005 Pure White	Existing	2026
16521 Diamonte Path	Stolpa	SW 7018 Dovetail	SW 7005 Pure White	SW 7005 Pure White	Existing	2026
16536 Diamonte Path	Mills	SW 7017 Dorian Gray	SW 7017 Dorian Gray	SW 7005 Pure White	Existing	2026
16544 Diamonte Path	Brand	SW 7017 Dorian Gray	SW 7017 Dorian Gray	SW 7005 Pure White	Existing	2026
16520 Diamonte Path	Murad	SW 6244 Naval	SW 7005 Pure White	SW 7005 Pure White	Replace	2026
16528 Diamonte Path	Benner	SW 6244 Naval	SW 7005 Pure White	SW 7005 Pure White	Replace	2026
16680 Diamonte Path	Leo	SW 7048 Urbane Bronze	SW 7005 Pure White	SW 7005 Pure White	Replace	2026

**Open Forum:**

**Q Arborvitae issues and resolution for them –**

Trimming extra expense, root system is an issue, not weather tolerant, getting out of the car issues. These will be replaced with grasses over time.

**Q. Insurance – when we know more on where it is going will owners know more?**

All will be communicated as we move through the process this fall.

**Q. All resident zoom call for information in October?**

Discussing more owner insurance information. -look for announcement

**C: Will the Handout for insurance be on the website for all owners to review?**

Yes

**Q. Contractor ice damage – did premier send out contractors –**

The roof was reviewed because of a report of shingle issues. Premier will try to notify if we know when they will be out. Many contractors fit this stuff in between other projects, so it is hard to know. Premier tries hard to keep you informed. There will be many contractors out with in the summer season for project bidding, if ever you have a question just ask Premier.

**Q. painting project – Will notices be sent to all?**

As much notice as possible will be sent to all owners so everyone is aware of workers on the property.

C. If you cannot be at home and you need help on a painting door with the front door or something else, please reach out in the community for help.

**Q. Is it a homeowner expenses on repairing items before the painting cycle begins.**

Yes, and posts, ledger boards or fascia needed to be replaced on the deck would need to be done before painting or it will be skipped, and the owners cost later.

**C. If you see a broken irrigation head call Premier, please!**

**Q. How many gallons of water was used in May of 2024? 218,000 gallons**

The cost adds up and starting it as late as possible will pay off.

**Adjournment:** Motion 16610, 16679 seconded to adjourn the meeting at 7:22 pm. **Approved**

