

DIAMONTE AT SPIRIT OF BRANDTJEN FARM ASSOCIATION

Board of Directors Meeting

10/1/2023 @8:30am at The Barn

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

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

Board Members Absent: N/A

Others Present: Kimberly G. (Premier), Margaret, and Deb G.

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

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

Homeowner Forum / Business from the Floor: N/A

New Business:

- Landscape Budget Planning 2024
The committee discussed replacement needs of shrubs and other wish list items, the Board has put requests into the budget and reserve planning. Shrub replacement, arborvitae removal and future of junipers by egress windows.
 1. Motion Denise Deb seconded to decline spraying for Asian beetles and needle cast in 2024. **Approved**
 2. Motion Deb, Denise seconded to be sure Gonzo cuts down all perennials this fall. **Approved**
 3. Motion Deb, Denise seconded to engage YTS winter early spring trimming as quoted, price is locked in. **Approved**
 4. Motion Denise, Deb seconded to install our own hot spot unit in the spring for irrigation. **Approved**
 5. Notes to Franklin - Diamante would like the irrigation to be started up by May 15th and ready to roll but not turned on for irrigation until Mark directs the start date based on weather. Diamonte will be using a soak method, so please have techs set up for two rounds of 15 minutes every three days to start. Reminder, please send updates on work to be done timing so we can get that to residents. The mowing behind the berm gets done 1x a month, we need to be sure the crew knows that. Any questions Deb can help on site.
 6. Motion Denise, Deb seconded to engage Mittelstaedt Painting Inc. to begin phases of painting of all units beginning in 2024 based on age. A map will be made and approved by the Board. Premier will except contract and send over. Premier will enquire on best trim plan for how long it should last. **Approved**

Future Items:

Architectural Request Changes (ARC): N/A

Next Meeting Date: TBD

Adjournment: Motion Debbie, Denise seconded, to adjourn at 11:02 am Approved

Respectfully submitted by Kimberly G., Premier Association Management