

DIAMONTE AT SPIRIT OF BRANDTJEN FARMS ASSOCIATION

**Spirit Barn Meeting – 6:00 PM
Annual Meeting Minutes 6/7/2023**

Call Meeting to Order: Deb called the meeting to order at 6:06 PM.

Board Member's Present: President Deb Tresidder and Secretary/Treasurer Denise Frazee

Board Members Absent: N/A

Others Present: Kimberly G. with Premier Association Management

Units Represented in Person:

Diamonte Court: 16602, 16610, 16618, 16626

Diamonte Path: 16528, 16544, 16545, 16584, 16529, 16608, 16640, 16648, 16655, 16664, 16671

Units Represented by Proxy: 16634 DC, 16656 DP, 16601 DC, 16552 DP, 16560 DP

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

Debbie: Welcomed owners and thanked them for attending the Annual Meeting. The Board of Directors and Premier Association Management were introduced.

Approval of 2022 Annual Meeting Minutes: Kimberly asked for a motion to approve the 2022 Annual Minutes and waive the reading of minutes. Motion by 16608 seconded by 16545 to wave the reading of the 2022 minutes and approve them. This motion was unanimously approved. **Approved**

Painting Overview of inspection:

- The property was inspected, and it was determined that painting all the whole unit should all be done at once. No separation of trim and siding as the cost goes up with preparation time.
- The unit painting should begin in 2024 and be done in phases due to costs. Two phases would work best.
- Paint of higher quality on hardy board would have an expected lifetime of 8-10 years.
- Fading is starting to occur, and the Association wants to paint before too much chipping is done as it will cost more in preparation work. A primer is used upon the first coat wherever it is peeled then as a paint primer in one is used, then the whole thing a final coat.
- There would be a best match if paint codes are not available, then we would keep the color codes for owners to do touchup.
- The best paint to use for the project is Sherman Williams 100% Acrylic Duration Satin. Benjamin Moore Aura will be substituted for Sherwin Williams Duration for dark colors.
- The process would consist of power washing and cleaning as needed, scraping where flaking paint, applying caulk to any previously cracked caulk areas.
- Scope would include Siding, Trim, Columns, Deck fascia and Garage trim.
- The price for the project will be around 276,000 at today's cost.
- We are yet to determine the length of the painting cycle (over how many years?) or exact start dates in 2024. More information once specs and bids are finalized later this year.

Board Overview: Denise

Many items are accomplished already in 2023 and many more items are being completed this month.

- 2023 Paver walk repairs completed.
- Berm mulch and weed killer will happen in the next week.
- Front tree mulching will be done next week.
- Asphalt seal coating of driveways Friday the 16th pending weather.
- Dethatching of lawns completed.
- Removal of tree stakes completed.
- Roof inspection completed. Repairs are just about completed and will be done within the next couple of weeks.
- Plant and tree work is already confirmed and scheduled from last year. More will take place this fall.

Landscape Committee Overview:

- Walkthroughs were completed in October; April and this summer will complete the survey and walkthrough to determine replacements for fall based on the remaining budget.
- Some plant species will be removed and replaced with other species that are heartier for our soil and weather of drought, heat, and heavier winters.
- Gonzo will be removing sucker trees.
- Please remember to water your shrubs and plants as they are not irrigated and is the owners' responsibility to do so.
- Water mains are popping up in locations. Deb spoke with the City of Lakeville and the list was provided to them for repair. We do not have a date yet, but this summer.
- All items are prioritized based on budget and needs. Please know we are doing the best we can with the funds we have.
- Dogwoods are so large in some areas they will eventually need replacement. Many items are being monitored to see if they make it this summer.

Social and Welcome Committee Overview

There will be a Friday happy hour event in the circle on Fridays at 5:01pm, please join whenever you can!
The night to unite event will take place on Tuesday August first, more information will be sent.
There will be a Holiday gathering this winter.

A call for lawn irrigation committee is happening now. Please sign up by calling Premier. We have two volunteers currently and need 4. Thank you to Doug Nelson and Mark Goettig for stepping up to spearhead this effort.!

Election of Director:

- a. Call for Nominations from the Floor: There were no nominations from the floor.
- b. Close Nominations Motion 16616, 16529 seconded to close nominations from the floor. **Approved**
- c. Introduction of Candidates None
- d. Collect Ballots & Tabulation N/A
- e. Introduction of new Board member N/A

There are currently 2 members serving on the Board. One must also represent on the Master Board. The workload for two people has increased significantly! Please think about helping on committees or especially the Board!! If you want things to happen and change, please be the solution to the problem.

Annual Report Management

Diamonte Fiscal 2023 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	11.30.22-11.30.23
Umbrella		\$1,000,000- \$2,000,000	
Property Damage	Farmers	Guaranteed – 125%	11.30.22-11.30.23

		\$19,890,600 Insured Deductible \$10,000 5% wind hail per building, All-In Policy	11.30.22-11.30.23
Directors/Officers	Farmers	\$1,000,000-\$2,000,000	11.30.22-11.30.23
Crime/Fidelity	Farmers	\$1,000,000	11.30.22-11.30.23

Delinquent Assessments - None

Financial Update through May – handout upon arrival at the meeting. Once approved will be added to the website in June.

Audit: Audit Copies were handed out at the meeting and put on the website.

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: Asphalt sealcoating, landscaping projects and Paver repair list from 2022.

Reserve Accounts

As of 12/31/21 the reserve account balance \$178,560.58

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

As of 12/31/21 the Working Capital account balance is \$43,517.91

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

Reminder about items that are the responsibility of individual owners.

- Refinishing and maintenance of decks including all boards and fascia.
- Front stoop, doors, and windows.

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

[Thank you to the landscaping team. The amount of work you have done is amazing and appreciated! Shout out to Margaret Mills, Doug Nelson, Deb Goettig and Mary Sheets.](#)

Open Forum:

Q Can owners' water their grass?

Absolutely yes, there is no way with restricted watering from the city we can keep up with the third drought in 3 years with very high temps.

Q Can a page be added to the website for projects that have been approved and what units, so we are kept up to date?

Yes, we will implement it as time allows and hope to accomplish it by mid-summer. For now, emails will be used as needed.

Q What will be done with soil sample information?

It is being given to Gonzo and have them reformulate fertilizer used in the Association to correct the imbalances. This is a process over many years not a one-time application.

Q Would different house colors be permitted when the repainting starts?

The number of colors and variations would have to be selected by a designer and committee. This would then need to be approved by the Board with the owner's input. Are there volunteers for this committee?

16618 Cheryl

16584 Nancy

16592 Marcine
16610 Janet

These volunteers will be set up with Hershfield's designer to start a plan and options. Premier will notify committee when it will be set up.

Adjournment: Unanimous motion to adjourn the meeting at 7:48 pm. **Approved**

