

DIAMONTE AT SPIRIT OF BRANDTJEN FARM ASSOCIATION

Board of Directors Meeting

04/12/2022 @8:30 am

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

Call Meeting To Order: Debby called meeting to order at 8:40

Board Member's Present: VP Debby Tresidder and David McMeekin

Board Members Absent: President Mark Goettig and Sec./Treas

Others Present: Kim G. (Premier)

Agenda: Motion Debby, David seconded to approve Agenda as presented. **Approved**

Meeting Minutes: Motion Dave, Debby seconded to approve the 02/09/2022 meeting minutes.

Approved

Homeowner Forum / Business from the Floor: N/A

I. Ground Maintenance

- Crab grass preventative – Preventative will be applied when ground temperature reaches 55
- Quack grass present in some yards in the association. Mechanical removal is not effective in treating quack grass. The best option requires the use of RoundUp, waiting 1-2 weeks and laying sod. The association will treat the worst affected areas determined during the walk through and will only treat front yards at this time. Spot treatment and seeding may be considered in select areas. Motion Deb, David seconded to have this priced out once the grass has begun growing. **Approved**
- Bird's eye fungus. The Newsletter will include information and pictures of what to watch for. The sooner this is treated the better. The fungus thrives at temps above 90 and high humidity caused by irrigation or rain.
- Mulch vs rock in east side berm. Debby will contact developer to see if we can get the berm/property line marked for Diamonte vs the city/township. We need to see the possible impact of future road development before anything is decided.
- LS committee Update and Berm priorities: Debby will reach out to LS committee to assess shrub replacement at front of berm for 2022.
- Grass height for 2022 summer season: Premier will review top height to be used for entire season with grounds contractor.
- Get price from total turf for beetle eggs in ground.

II. New Business

May Newsletter items:

- The walk-through notices for structures and landscaping. We want to remind people about getting the notices submitted in a timely manner so we can get bids.
- Due to the recent extreme winds, suggested we have the roofs checked this year? Yes – Premier will get cost to look via drone for any issues.
- Update to owners on the lawn Issues in May Newsletter.

III. Financial

- Review 2021 YTD financials: Motion Debby, Dave seconded to approve the March and YTD financials as submitted. **Approved**
- Legal and late owner information: There are no legal actions for/against the association and no homeowners are past due on fees.

IV. Other Business

- Owner contact sheet passed out to the Board.
- Closing update - None

V. Architectural Request Changes (ARC)

- N/A

VI. Next Meeting Date

Building, walks and driveway Walk-through TBD based on weather (May)
Annual meeting Tuesday 6/7/2022 6pm
Landscape walkthrough mid-June

VII. Delinquency/Legal Review N/A

VIII. Future Items:

- Meeting code of conduct
- Harassment Policy

IX. Adjournment: Motion Dave, Debby seconded to adjourn the meeting at 10:00am.
Approved

Respectfully submitted by Kimberly G., Premier Association Management