

DIAMONTE AT SPIRIT OF BRANDTJEN FARM ASSOCIATION

Board of Directors Meeting

02/09/2022 @9:30 am

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

Board Member's Present: VP Debbie Tresidder, President Mark Goettig and Sec./Treas. David McMeekin

Board Members Absent: NA

Others Present: Kim G. (Premier)

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

Meeting Minutes: Motion Debbie, Mark seconded to approve the 11/12/21 meeting minutes. Approved

Homeowner Forum / Business from the Floor: N/A

New Business:

Rules and Regulations not being followed, Violations

- *Notice Garbage cans going out too early in the day. Please communicate to people at your home the rules.
- 16672 DP using a tie out for the dog – they are not allowed. Not picking up defecation immediately as required by city code. This unit will get an email and fine.
- Irrigation Issues: Bid from total turf to change irrigation heads was already approved. Communication to total turf to begin head replacements as soon as spring allows in combination with startup if not before starting up system.
- Aeration and Over-seeding; No aeration in 2022, will consider in 2023/24. Over seeding – slit seeding could be used as soon as soon possible in the spring after clean-up.
- Total turf laying seed down after 1st snowfall? can we clarify if the seed was used or if some remaining. Quack grass with total turf can you add it into the mix? Can you add in upon treatment? Premier will get a price.
- Plan and Ideas for the spring summer: Spring walk through buildings/concrete and asphalt first. Then total turf Board and landscape committee all involved in the landscape walkthrough which happens once plants are all up.
- Forms out 1st week of April buildings would be due April 22, 2022, Landscape would be due May 15th.
- Japanese beetle preventive in spring granular get cost from total turf.
- Units will need total painting – paint is peeling in large areas (2014) units need painting consideration first. Board will decide the units during walk around. Cycle one will start in 2022 cycle 2 2023 and finish in 2024. There will be about 14 units per year. Some conditions of spot issues like fascia on deck – spot issues will occur. Owners can hire the painter to help the owner with a painting option for the deck and deck fascia.

Other:

- Next meeting includes landscape committee Rep. Set meeting up at Granary.
- Rich Dunn reached out – Rob from master and reached out to meet with sub associations. Rich and Deb will meet with other association rep get together. The question came up about financials review details.
- Owner Contact Sheet – sent to the Board via email
- Closings – Nothing for 2022

Future Items:

- Meeting code of conduct
- Harassment Policy

Financial: Review 2021 YTD financials: Motion Deb, David seconded to approve 2021 Year End financials.
Approved

Other:

Architectural Request Changes (ARC): N/A

Next Meeting Date: April 12th 8:30 - June 7th 6 pm Annual - Aug 9th at 8:30 - Oct 11th at 8:30. Location to be determined, owners may check website for location details, they will be posted as soon as confirmed.

Adjournment: Motion Mark, David seconded, to adjourn at 10:45 a m. Approved

Respectfully submitted by Kimberly G., Premier Association Management