

SKYBROOK RIDGE TOWNHOMES COMMUNITY ASSOCIATION
BOARD MEETING
NOVEMBER 7, 2017

MINUTES

Members Attending:

Mike Kulikowski – President
Ray Guarino – Vice-President
Jack Miles – Treasurer
Charlotte Bauguss – Secretary
Curt Hutton – At-Large

Key Community Management, Inc.
Janis Alsop

The meeting was opened at 12:05 P.M. by Mike Kulikowski.

The minutes of October 2, 2017 were approved as written.

The eblast to announce the policy change in handling pest control requests was approved. It was agreed that beginning in 2018, exterminator charges for pests such as rats/mice, snakes, birds, squirrels, spiders, carpenter bees, or other wildlife will not be budgeted.

The Board authorized Curt Hutton to negotiate with Dry-Pro to caulk select driveways on Rocky Top Drive, with emphasis on completing work at 14832 Rocky Top first in response to problem submitted by Sandra McBee (water in basement 14828 Rocky Top Drive). Charlotte Bauguss will provide Curt Hutton a list of select addresses with associated comments.

Jack Miles presented the financial statements through September and provided comments on year end status. He called particular attention to very high-water bill last month.

Small drainage projects on both Linksland and Rocky Top were discussed. It was agreed that provision would be made in the 2018 budget for select projects. As part of the discussion David Wright was identified as a potential re source with skills in this work. It was agreed that Curt Hutton would lead Board investigation of these requirements and proposed solutions including receiving quotes.

The results from landscape inventory taken earlier was approved after drainage projects were removed to separate quotes for additional investigation. Request from owner to replace overgrown shrubs was not approved. The shrubs in question were trimmed and did not meet criteria for replacement of dead-dying or diseased.

In regard to the budget cycle, the Board discussed the status of the irrigation system. It was agreed to budget at the same or slightly higher level taking into consideration the rate increase of July, 2017 that would continue into 2018 and the probable additional rate increase in July, 2018. It was further agreed to investigate employing a company independent of Pine Valley to provide the Board a direct report on the status of the system. A consulting fee would be added to the budget. The irrigation system is to be shutdown not later than mid-November.

Maintenance of the common areas was discussed in particular the large area (approximately half acre) at the entrance to the Ridge and two smaller areas on Rocky Top. The Board agreed to explore a reforestation project with the N.C. Forestry Service. Mike Kulikowski agreed to obtain further information from Forestry Service. It was agreed that these areas would not be cut in 2017 and would not be cut in future years unless required as part of any partnership with the Forestry Service.

Mike Kulikowski will obtain information on identified vendor to paint/ refresh mailboxes and report associated costs and alternatives. Additionally, it was agreed to include painting wrought iron railings in the 2019 budget cycle. Mike proposed establishing a calendar of major events to serve as a guide in budgeting and for reference to future boards.

Jack Miles and Janis Alsop will meet and work independently to develop and present a budget to the Board.

The Board approved spending up to \$240 for a social event if planned/organized outside of Board members.

A future meeting date was set as January 9 at noon at the Skybrook Golf Club to confirm 2018 budget and plan for the February, 2018 open Board meeting.

The meeting was adjourned at 4:00 P.M.