

**Oct 10 2023**

- I. **Call to order** - 6:30pm. **Location** – Online (via Zoom)  
**Board members present:** Cindy Lowe, President, Karen Chartier, Secretary, Rick Figeley, Member at Large & Kwasi Okyere, Morris Management.
- II. **Quorum established:** Yes
- III. **Board approved the Sept 2023 BOD meeting minutes.**
- IV. **New Business**
  1. **Annual meeting.** All owners encouraged to attend.  
**Date: 11/10/2023**  
**Time: 6pm**  
**Place: Centennial Elementary LIBRARY**  
Kwasi will be sending out packets to owners via postal mail. Proxy forms will be included for those unable to attend to vote on the budget. Four Board positions are open. If there are no volunteers the current members have the option of staying but are not required.
  2. **Xfinity Contract finalized.** It includes:  
**Ultimate TV** - \$34.44 (*decrease from \$36.80 2020 contract*)  
**Broadcast TV Fee** - \$13.50 (*increase from \$7.50 last contract*)  
**HD for 3 TV's per unit** (*if you have a personal acct w/Xfinity for extras like dvr or premium channels be sure to check you aren't being charged for HD as it's included in our landlord/bulk pkg. However 4K is not included*).  
**\$50.94/unit** After additional taxes and fees.  
\$1833.34/month  
\$22,008.06/yr  
(*\$1412.00 savings negotiated will be applied to sprinkler repairs in 2024*).  
  
\*Link to Ultimate TV channel line up:  
<https://www.cabletv.com/xfinity/channel-lineup/ultimate>
- V. **Maintenance**
  - 4408 front tree replacement in spring.  
**COMPLETED September Maintenance**
    - 4404 spigot repair
    - 4425 Seal gaps of exterior soffit to prevent rodent nests.
    - 4423 Cleaned out debris from exhaust vent from roofers
    - 4413 Removed Satellite Dish
    - 4436 and 4413 downspouts were clogged
    - 4425 Squirrel Nest in Roof Soffit cleaned out and sealed
    - 4407-4424 Pilaster and plinth
    - 4410 removed tree as it was up against vinyl fence
    - 4415 Inspected tree. Removed dead limbs

**VI. Old Business**

- **Board volunteers** – 4 available positions.

**VII. Approved by BOD via email:**

- Handyman Services: Walter Feen 2 invoices \$1,220.76 + 386.75.
- Chinook Construction-Bldg 5 roof replacement \$45,388.38 from Reserve Acct (\$240 credit for microwave vent clean out).
- Reimburse Karen Chartier \$356.88 for purchasing paint. (gate & electrical box painted).

**VIII. Meeting Adjourned at 7:00pm**

**IX. Next meeting ANNUAL Tuesday Nov 14 2023 6:00pm Centennial Elementary Library.**