

LINES III CONDOMINIUMS

A meeting of the Board of Directors for Lines III Condominiums was held April 30th, 2024, at 5:30 PM via ZOOM.

1. Roll Call
 - a. Candice Hart (Present)
 - b. Jordan Fairley (Present)
 - c. Conlan McGough (Present)
 - d. Laura Brown, HOA Manager Property Professionals (Present)
2. Verification of Quorum - With 3/3 board members present; a quorum was established.
3. Call to Order - The meeting was called to order at 5:32 PM by Laura Brown.
4. Approval Action Items:
 - a. Meeting minutes from 10.11.23 and 3.26.24 Board of Directors meeting were presented to the Board for review. A motion was made by Candice Hart to approve both sets of minutes as written. Seconded by Conlan McGough. No further discussion. Passed unanimously.
5. Board of Directors Update
 - a. Management provided the Board of Directors with Q2 education, including 2 slideshows from the HOA Resource Center titled HOA Basics and New HOA Members.
 - b. Management and the Board of Directors received attorney-drafted copies of the CCRs, Rules and Regulations, and the State-required Policies for review and discussion.
 - i. Board members had several items for discussion and revision for the CCRs, including verbiage in the documents related to “commercial units” and reference to a “map.” Please see attached Redline CCRs for detailed information related to revisions needed before the Board feels comfortable approving documents to send out to Owners for additional edits and approval.
 - ii. The draft Rules and Regulations were reviewed, and edits were also needed including, restrictions on construction activity/hours, requirements for sound proofing flooring for upstairs units to meet the current code, minimum temperature requirement for vacant units at 55 degrees, holiday lighting, and damage to railings due to signage. With edits necessary, the Board will not be approving Rules at this time.
 - iii. Management provided the Board with the state required policies and procedures. A motion was made by Candice to approve the policies as written. Seconded by Jordan. Passed unanimously.

- c. The next Board meeting is scheduled for **8.13.24** and **10.22.24** at 5:30 PM via ZOOM.
 - d. The Annual Ownership Meeting will be held on **12.10.24** at 5:30 via ZOOM.
 - e.
6. Management Report
- a. Management provided the Board with an update on the management transition, as well as goals and expectations for 2024.
 - b. Common Area Maintenance was discussed, including landscaping, irrigation, and pest control. Candice would like to see biodegradable dog bags after the current supply runs out.
 - i. The landscape/irrigation contract was approved by the Board via email on 4/17. (A motion was made by Conlan to approve the landscape contract with Daly Property Services. Seconded by Candice. Passed unanimously). A motion was made by Candice at this meeting to ratify the contract that was previously approved. Seconded by Jordan. Passed unanimously.
 - c. Capital Maintenance and pending major maintenance including roof repairs over the stairways, exterior stone repairs, and replacement of several decks due to water damage that has severely deteriorated the rear decks of the “Aspen” building (units 1430-1450). With repairs expected to exceed current reserves, the Board discussed the possibility of a bank loan and/or the need for a special assessment. The Board and Management would like additional time to review estimates and gather information to make an informed decision on priorities and costs.
7. Old Business
- a. None presented.
8. New Business
- a. None presented.
9. Community Comment
- a. No owners presented comments for discussion at this time.
10. Motion to Adjourn - There being no further business to come before the Board, **Candice Hart** made a motion to adjourn the meeting at **7:29 PM**. Seconded by **Conlan McGough**. No discussion. Passed unanimously.

Respectfully Submitted,

Laura Brown
Association Manager
Lines III Condominiums