

Minutes

- a. Green belt trail clean up –Wright’s Logging is drafting estimate.
 - b. Sidewalk ramp – painting yellow for better visibility to match county sidewalks.
 - c. Replace water heater from under cabinets in clubhouse.
 - i. Possibly install a new closet on outside of building for water heater.
- B) Current Bids:
- a. Estimate to install approx 250-300 feet of 6 ft chain link fence (roughly \$4500)
- C) Work in Progress:
- a. Remove the mulch around clubhouse garbage enclosure and replace with gravel and removal of walkway boarder boards on paths near clubhouse.
 - b. Repair damaged stone column at Premier gate entrance.
- D) Work Completed
- a. Security Camera System Replacement at Clubhouse.
- E) Work Orders
- a. W/O #002 – Repair AF pedestrian gate closing mechanism - IN PROCESS
 - b. W/O #006 – Street light out at AF. Light pole # SLAD5583. PSE COMPLETED
 - c. W/O #009 – AF pedestrian gate actuator repair – IN PROCESS w/WO #002
 - d. W/O #010 – Install vent in security system closet in clubhouse.
 - e. W/O #011 – Replace missing street sign at 178th St Ct E (Premier)COMPLETED
 - f. W/O #013 – Solicit bids for sport court repairs and reconfiguring for pickle ball.
- F) Storm Systems – Pond Cleanup now 2 times a year.
- a. Gabe Ellison with Apex Engineering is looking at the 2 wet ponds in CH to help determine how to repair them.
 - b. We will perform catch basin cleaning of all communities in spring prior to county inspection which will be sometime in May.
- 5) Misc.
- a. Insurance Carrier American Alternative Insurance Corporation (CAU), declined to offer renewal of the policy due to the number and overall cost of claims. New insurance policy was obtained effective 2/18/20 at a higher premium.

Committee Reports:

1. Crime Watch Committee:

- o Shane reported there was a recent vehicle theft in Brookfield. There is trash at the top of the green belt hill behind Winco, but no signs of new activity.

2. Budget Committee:

- o No report.

3. Committee on Forest Maintenance:

- o No report.

4. Appeal Committee

- o Wolfgang reported there were 5 appeals reviewed. The committee’s recommendations will be forwarded to the Board via email.

5. ACC

- o Michael reported a slow winter, normal volume of requests. He noted that no Tim stripe is allowed on roofs.

Minutes

Regular Business: (items discussed and decisions made on urgent items between meetings)

- None

Old Business:

- Security Camera System
 - The security camera system is up and running at the clubhouse. Need to setup the users who will have access on their computers and/or phones.
- Parking Enforcement
 - Board approved an agreement for night time parking patrols beginning March 1, 2020. A postcard notification will be send to all residents and homeowners that the parking enforcement will be ramped up.
- Storm Pond Maintenance
 - CH/BF pond does hold water under heavy rain but needs to be fixed for County inspection.
- Perimeter Fence Behind Winco
 - Board is considering installing a chain link fence between Winco and the green belt.

New Business:

- Pickle Ball Court
 - The Board is considering altering one of the two tennis courts into 2-3 pickle ball courts when work is performed to repair, clean and seal all the courts.
- Clubhouse Water Heater Replacement
 - The water heater in the clubhouse has failed and sprung a leak. It is currently located under the kitchen cabinets in the corner. This will require either removal of the kitchen counter/cabinets or removal through the exterior wall to get to the water heater. The Board requested cost estimates to 1) install a new water heater in a new closet attached to the clubhouse to allow easier access or 2) install a tank less “on demand” water heater to serve the clubhouse.

Open Forum:

Questions/Concerns included:

- Homeowner asked about allowing the parking of vehicles on the street. He stated there is not enough room for all the vehicles in the garage and driveway while his children are home from college. The Board recommended he consider expanding his driveway and is looking into this with the homeowner.

Motion to adjourn to Executive Session: 7:40 PM

Recall regular meeting to order (out of Executive Session): 7:55 PM synopses of decisions made:

- **Legal and collection matters discussed.**
 - The Board approved the attorney’s recommendations regarding collection actions.
- **No other decisions made**

Meeting Adjourned. 8:00 PM