

Minutes of Limited Edition HOA Board (Called Meeting)

Meeting held at unit #68 at 6:00pm on July 15, 2021

Minutes prepared by Mike Sweeney

The following member were present: Joe Tummers, Jim Cooper, Joe Abounader, Janis Verran, Dennis Bernhardt, Mike Sweeney.

The Board voted to donate \$50 to the Humane Society in memory of Elsie Holley.

The purpose of the called meeting was to develop a strategy to deal with crawl space issues at units #32 and #1.

The Board first discussed issues at unit #32. The unit has water in the crawl space. Various efforts have been employed in recent months to stop the water from entering the crawlspace. These efforts appear to have been successful. In the future, a front downspout will likely need to be connected to a hard PVC drain line. After discussion, the Board agreed on the following actions to repair the damage at unit #32:

- Joe Abounader and Dennis Bernhardt will attempt to obtain multiple quotes to complete the following repairs:
 - Remove old vapor barrier in crawl space
 - Install new vapor barrier in crawl space
 - Remove old wooden post from crawl space
 - Complete antimicrobial treatment in the crawl space (possible mold)
 - Install a dehumidifier in the crawl space

The Board then discussed issues at unit #1. The unit appears to have water entering the crawl space due to faulty or clogged downspouts. Joe Abounader temporarily re-routed the downspouts in order to stop the water from entering the crawlspace. A permanent solution to the downspout will be explored once it is confirmed that this is the source of the water. The efforts appear to be helping but the crawlspace will continue to be monitored for moisture. After discussion, the Board agreed on the following actions to repair the damage at unit #1:

- Joe Abounader and Dennis Bernhardt will attempt to obtain multiple quotes to complete the following repairs:
 - Install a vapor barrier in the crawl space
 - Fill a hole in the crawl space. The hole is the former site of a hot water heater
 - Complete antimicrobial treatment in the crawl space (possible mold)