**Watch Hill HOA Board of Directors Meeting May 15th, 2020 3:00 p.m.**

**Board of Directors Meeting**

The Watch Hill HOA Board of Directors held a BOD meeting on Friday, May 15th, 2020, by call-in conference.

Directors in attendance were Chris White, Michael Healy, Sandra Grogan, and Dave Kraayenbrink

Directors Absent: Eric Olson, Christina Marie, and Rick Lloyd

Attending from Red Mountain Community Management was Josh Shramo.

President Chris White called the meeting to order at 3:08 p.m.

**APPROVAL OF MINUTES RESOLUTION: Upon motion made by Chris White, duly seconded, the minutes from the March 6th, 2020 meeting were approved unanimously.**

**FINANCIAL CONSIDERATIONS**

Mr. Shramo reviewed the balance sheet and income statements for the period ending January 31st, 2020. Cash on Hand total $76,898.65. Assets total $74,657.05 with liabilities of $6,635.70 resulting in total Equity $68,021.34.

RMCM presented the 2021 Budget and pending revision of the insurance line number, the budget was approved unanimously.

**MANAGEMENT REPORT**

* RMCM has started cleaning up from the winter.
  + Snow markers have been removed and the parking stops have been replaced
  + Walkway carpets have been cleaned
  + Overall the property looks pretty good from the winter. There are a few pieces of siding that have broken and some touchup painting, but nothing major as of now.

**OLD BUSINESS**

* Siding
  + There are a few pieces of siding that are broken and need to be replaced. There’s also a few pieces that have been damaged by woodpeckers and ice. RMCM will be repairing those pieces this summer.
* Boilers
  + CountyWide has sold their business. Therefore, the estimate that they provided to replace the boiler in Bldg.A is no longer good. RMCM has contacted Premier Plumbing and Heating to get another estimate.
* Roof
  + The roof has been inspected by Turner Morris. We’re just waiting on the report.

**NEW BUSINESS**

* Summer Projects
  + The normal walkway board replacement and touchup painting will happen.
  + Right now there is nothing major that needs to be addressed.

**OTHER BUSINESS**

* Stand Pipes
  + They are in need of repairs. The cost is estimated at around $19,000.
  + However, whether or not they are required is unknown. RMCM will be ascertaining whether or not the pipes are required by the County.

Next Meeting(s): Annual Meeting on July 11th at 10:00a.m.

**ADJOURNMENT RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 3:45 p.m.**