



# ADAIR ESTATE HOMEOWNERS ASSOCIATION

## MINUTES

### Board of Directors Meeting

October 24, 2018 – 8:00 P.M.

Location: Conways – 1328 Mansion

#### Members Attending

		<u>Present</u>	<u>Absent</u>
Carrie Conway	President	X	
Stuart Silverman	Treasurer	X	
Brian Mitchell	Secretary	X	
Susan Stine		X	
David Partlett		X	
Dan Marshburn		X	

**Election of Officers:** The existing slate of officers will be proposed for 2019.

**Painting bids:** *Boy and a Bucket* bid was revised from \$19,800 to \$15,000. Thanks to David Partlett for negotiating the lower bid.

More information and a revised bid was requested from “Jimmy” but there was no reply. Also, no bid received from *Nadson*.

HOA will proceed with *Boy and a Bucket* for 2018 painting.

**Budget reserves:** Currently, \$400/mo. is being added to the Reserve Fund. The Board will ask the Budget Committee to make a recommendation whether this needs to continue. Also, the question was asked as to what amount (% of annual budget) the Reserve Fund should contain.

**Arrow Exterminators:** The bid from Arrow for rodent extermination was set aside for the time being while an “in house” solution is pursued.

**Landscaping:** Board acknowledged if greenery adjacent to a unit (and benefitting that unit only) needs replacement, it is the unit owner’s responsibility to fund the new planting. The HOA will however continue to manage tree care, removal and replanting.

The Board approved the proposed \$1050 solution to the walking path problem between the mansion and the Marshburn’s. The solution will be implemented as soon as practical.

**NWF certification:** The Board decided to put the question of NWF certification to the HOA at the upcoming November 26<sup>th</sup> meeting.