

Date: October 25, 2022

Location: 1448 MD

Members Present: Steve Ward, Stacy Seapy, Susan McCormick, Deb Kelsey, Daoming Li, Alden Hough

Members Absent: Jan Sprinkle

Guests Present: Mary Hackett

Call to Order: 6:05 p.m.

Finance Secretary:

Emailed spreadsheet with list of dues status for each homeowner.

- 48 considered behind on payments, of which 8 are completely unpaid and 32 are only a month behind.
- Shared update that there were 8-9 checks received today that were for all ones considered behind, so now the number who are late is 39.
- Shared updates regarding conversations with specific homeowners
- 1475 MD still has not paid this quarter - Steve said that we'll give them until the end of the quarter before taking action.

Common Area Report:

- Shared expense report via email
- Updates regarding a few trees - only have 2.5k left in maintenance budget. Will try not to touch and then after a board vote, set aside part of this fund for the new Rio fence fund.
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Treasurer:

- Checking Account Balance: \$41,095.08
- Savings Account Balance: \$32,718.15
- One thing of note: We received a bank adjustment in the amount of \$5.00 for an incorrect deposit slip.
- Shared update about filing taxes (1120-H) - one thing of note, this is the first year we spent more than we brought in when looking at 12 month lookback

Secretary:

- Stacy shared she distributed the newsletter, uploaded to the website.
- Will add David, Cynthia, Mary as non board volunteers in the newsletter
- Shared that she updated the DPOR Annual Report on the website
 - Susie shared that we were supposed to have been updating when we get new board members, but before this year, never had.

- Chose not to signup for filing the updates online to reduce the number of online accounts we have to keep track up/updated with.

Architecture:

- Deb shared updates regarding a few homeowners with outstanding requests

President's Report

1. None

New Business:

1. Report from conversation with William Gordon of GW Real Estate Properties (Rio Apts)
 1. Sanitary sewer connection likely to use MFA (rehab center's) pipe INSTEAD of ours
 2. Plans for storm water containment basins
 - i. Explained that they will have to dig one or more catch basins to catch all their runoff. Should mitigate new runoff.
 3. Open to questions from Board

Old Business

1. DPOR (discussed during Secretary Report)

Adjourn: 6:56 p.m.

Next Meeting: Tuesday, December 6, 2022 – 6:00pm - Location: 1448 MD