

## **Diamond Cove Homeowners Association**

### **Meeting of the Board of Directors**

Tuesday, April 25 2017

#### **Members of the Board in attendance:**

Jeff Chenard (telephonic)

Jim Doyle (telephonic)

Ben Kelley (telephonic)

Bill Sommers (telephonic)

Kathy Willing (telephonic)

Paul Woody (telephonic)

#### **Foreside Management in attendance:**

Chris Carman (Chris was unable to attend and delivered his manager's report by email).

Meeting was called to order at 8:01 a.m. by Paul Woody.

#### **February meeting and March meeting:**

The minutes of the meeting of the Board of Directors for February and March were reviewed for approval and approved by the Board.

#### **Treasurer's Report:**

Kathy presented an overview of the DCHA financial reports for March and Kathy and Paul led a discussion regarding preparing the association budget for the next fiscal year. Other income (including income from resident assistant labor) for the year is trending lower and larger than expected expenses through the winter due to snow removal expenses. The Board reviewed an update on current homeowner delinquencies in dues payment, and will review with counsel confirmation of liens to secure overdue obligations of delinquent homeowners. Foreside is actively pursuing overdue accounts.

#### **Manager's Report:**

Chris's written report to the Board included the following:

- In the Admin Building, builders have finished the landing and the entry to the exercise room and mailroom. Chris received a quote to refinish the basketball court floor and presented it for board review; the refinishing work was approved.
- The tree removal service is on the Island to remove some of the more dangerous and dead trees.
- Dewinterization is near completion and spring cleaning initiatives got a big response from the community.

- Jeff Joseph and his landscaping team have begun spring cleanup on the island and the resident assistants have been cleaning up the roads, and the pool is on schedule to be opened in mid-May.

**Discussion:**

The Board next discussed a number of items, summarized below:

The General Store: Paul updated the Board on the potential sale of the General Store and gave background information regarding the new owners. The Board discussed appropriate next steps in welcoming the new owners to Diamond Cove, and approved an offer of permitting the cook to occupy the apartment for the Summer season in exchange for the new owners paying for carpeting and paint in the apartment.

Design Review: No new updates.

Safety Committee: No new updates

The meeting was adjourned at 8:48 a.m.