

Attending: Andy Jones, Josh Lindgren, Pamela Bonner, Robert Jeffers, Apryle Daye, Nick Toptine, Anne Briggs
Meeting called to order at 7:00 p.m.

New Board Members: New member Nick Toptine was introduced and accepted onto the Board.

Board Officer Election: Andy Jones re-elected as President, Pamela Bonner re-elected as Vice President, Robert Jeffers elected as Treasurer, Nick Toptine elected as Secretary

Home Owner Matters: Owner asked about adding fencing to front garden, recommended to apply via Architectural Review Form on 4100 website. Issue regarding mosquito spraying being unsuccessful was also raised.

Minutes for March 19, 2018: Andy moved and Robert seconded to accept the minutes as written. The vote was unanimous.

Review Financials: Robert and Josh concurred the financials look good.

Solar Panels: Discussion tabled for June meeting.

Work Request Log: Moving forward with contractors to pressure wash decks. Pressure washing to begin June 18 and should end by June 20.

Assessment-Related Projects: Moving forward with replacing timbers around 4100 and repaving. Discussed notifying owners about potential to opt-out of replacing timbers near their units. Walkthrough to discuss timber locations planned for before next board meeting (Walkthrough occurred June 5). Timing for timber replacement/paving still to be discussed.

Water/Electric Bill Reimbursement for Unit 6: Has been settled at this time.

Unit 23 Update: No new news

Fire Department follow-up re: fire hydrant: Fire Hydrant has been tagged, pressure still needs to be tested by FD or City of Durham.

Parking Issues: Discussed parking issues surrounding guest parking and new tenants.

Estimate for Reserve Study: Reserve Study is moving ahead.

Drainage Remediation: Tabled

Landscape Plan: Talk to coincide with walkthrough for timber replacement.

AT&T: Insurance plan emailed to Board. Robert to follow up with inspector about fixing ground.

Last Minute Items: Squirrels becoming a nuisance around some units. Animals-Be-Gone to be contacted about squirrel issues around neighborhood.

Meeting was adjourned at 8:05 p.m.