

DRUOA December 02, 2023 Annual Owner's Meeting Minutes

- Convened at 12:15pm, quorum established, all three board members present.
- 2022 Owners Meeting minutes reading waived and approved as written by voice vote
- Director vote completed for 2024 term: Duda, Field, Hall, Hensley and Tripi received the most votes for the five positions.
- Treasurers Report given by James indicating finances in good order and \$30K put into CDs; provided overview of Reserve Study performed earlier in the year; dues not to increase for 2024
 - Discussed Reserve Study – everyone understood estimated replacement timeframes.
- Secretary Hall reviewed long-term plans for the center island receiving general approval. Initial plans to be drawn up and discussed at first 2024 board meeting in March.
 - Is the Center Island considered an Amenity? DRUOA amenity assets including furniture, grills, and patios plus Reserve funds of \$7,490 allocated for maintenance means it has become an Association amenity by default. There was a question regarding insurance liability when people gathered that Duda will research and advise at March meeting.
 - Arbor Day Foundation – Tree Replacement being donated for use through Hall
- Old Business Reviewed by Field
 - 436 – Closed in porch approved, emailed request to anyone who wants it
 - 415 Walk railing and 440 Handrails completed
 - Bldg 6 – Footing not critical – still open
 - Bldg 7 - Painting/Board replacement - completed
 - Porch/Walkway Lighting – repairs were completed
 - Reviewed research on dues and ownership percentages at AECD, POA Administration, Contractor out of business/deceased, Pickens property records and assistance from Roy Dobbs (Chief Tax Appraiser) determined only available official unit square footage is QPublic records of filed deeds which was gathered and compared to original Declarations, and it was determined an insignificant number between the two. Conclusion is not to spend money on surveying every unit and engaging legal assistance to change the Declarations at this time.
 - Condo Lawyers – Duro & Duro did the rewrite of our current documents but are now a collection agency.
 - Deferred Maintenance – List of ongoing items/actions throughout the community are still to be done. Several contractors have been called; most are focusing on restoration work. Tate has local general contractors that have agreed to work with us. They will repair/stabilize what they can, later revisit and consider these repairs as full projects. ie: asphalt sidewalks,

Adjourned meeting at 2:15