

Meeting Minutes-Hampton Towne Estates Board of Directors Meeting February 23, 2025

In attendance: Board Members Trish Eveleth, Leslie Collins and Mark Ericson.

Meeting convened at 11:00am

- Review of A/R.
- End of Year 2024 financials approved.

Financials:

- January discussion.
- A/R looks pretty good right now.
- Collection issues surrounding unit 13 were discussed.
- A discussion of PMI fees related to unit 13. PMI will manage remediation mechanics in Building D. The board and legal counsel will manage payment plans with the owners of unit 13. A lien will be put in place on unit 13.

Old Business:

- Repairs and fire alarm sensor replacement at 42 are complete.
- Unit 70 has reported serious heaving in her walkway. The walkway will need to be addressed once the ground isn't frozen.
- The board commended Diamond Hill on excellent snow management for what has been the worst winter in a few years. In spite of that, we are running tight on space to store snow and hoping for significant melting.
- Rat inspections and clean up are ongoing. Unit 11 is still having some issues.
- Dryer vent cleaning is scheduled for April 7, 8 and 9, 2025. No interior access to units will be needed.
- Year end financials have been distributed.

New Business/Action Items:

- We need to schedule a spring walk-around with Diamond Hill and perhaps PMI.
- We met with Diamond Hill about drainage issues in front of Building J. They will schedule a Dig safe visit to determine if it's possible to connect another drain to the existing drainpipe under the asphalt. Also to determine water pipe locations.
- Trish briefed the other board members on the Condo Law Seminar she attended that was presented by our legal counsel's firm,

Capital projects for 2025:

- Drainage issue behind Building F is scheduled with Diamond Hill.
- Walkways with known issues: 18, 68, 69, 70, 71. Others will be checked during walk-around.
- Roof replacement on Building G will start when weather permits.
- Patio at 59 needs attention. We need to find a concrete company to work with.
- Gutter issues. When it turns warmer, we're going to run some water through some of the downspouts to determine where there may be blockages.
- Patio posts to be replaced on Buildings F and G next. Work to start weather permitting.
- Drainage issue in front of Building J once Diamond Hill determines the best method.

Meeting concluded at 11:46am. Next meeting date TBD based on spring walk-around date.