**TARA CONDOMINIUMS HOMEOWNER ASSOCIATION**

Board Meeting Minutes

September 10, 2020

Attendance:  Chuck Pascarelli, Scott Partington, Tom Slocum, Ben Bankard, Jack Dormant, Rhonda Ring, Gerry Sisk, Mary McGowan, and Linda Price-HOA Mgmt.

Chuck called the meeting to order at 5:30 p.m.  The board reviewed minutes from May 4, 2020.  Scott made a motion to accept minutes.  Chuck seconded.  Motion Carried.

**Financial Report**

Linda shared account balances.

The board discussed reporting needed.   Tom will meet with Linda to review reports that can be provided.  Linda recommended an audit be performed.    Scott responded in agreement, Chuck responded in agreement.  The board felt that would be a good plan.

1) RPM/Tyler update:  Chuck met with the Mayor.   He recommended that the Board have Tyler return and make the repairs needed to pass inspection.   The mayor spoke with the city inspector.  Mr. Mills scheduled time to inspect the Aframes that were still leaking.   The board was encouraged to contact the license board.  City inspector is pulling all permits requested for the repairs.   Scott will sort through them to separate those that need repair.

Scott spoke with Alan Trask about letter prepared to send to RPM. He added $17,000 to the $26,000 that RPM needs to pay.  It will be mailed week of Sept. 14-18.

After further discussion, Chuck made a motion to return the $77,000 that was found to be fraudulent to owners that had Aframe repairs.  Mary seconded.  Motion carried.  The board unanimously agreed to this action.   Scott will confirm with attorney that it is legal to handle it in this manner.  If attorney gives approval it will be done immediately.   Afterward, the next step will be to invoice owners for amount due and offer a 5-year payment plan to anyone that needs time to pay.

2) Pool Repairs

JJ Pools submitted a bid to resurface pool.   Linda will contact Joshua Hardee for a proposal.  Scott will get quote from last year updated and contact another company in Raleigh that he has spoken with.

**New Business**

1) Siding Issues

Scott shared that Lowes estimated $20,000 per building to replace siding.  Chuck made a motion to prepare a plan to replace all siding.  Jack seconded.  Motion carried.  Linda offered possible solutions for windows to prevent further melting.

2) Gutter - 1938:

Several complaints about gutters not draining.  Linda submitted quote on securing gutter where it has pulled away from roof.   She will also contact CS Collins to ensure the quote covers upper and lower gutters.  Linda will get a quote on gutter guards for that building.

3) Clubhouse/Workout facility:

The board discussed opening of clubhouse or workout facility.   Rhonda made a motion to open the workout facility with Covid restrictions and signage to states "Workout at your own risk". Tom seconded.  Motion carried.

4) Jack requested a report of vents that have been repaired.  Linda was asked to get 2 quotes on cleaning vents.   She will also prepare a flyer notifying owners of their responsibility to clean vents.  Mandatory cleaning will be required each year.

5) Paint gas lines.  Linda will contact GUC to inspect gas lines and paint those rusting.

6) Charcoal Grills.  Board discussed Fire Code that allows charcoal grills when used 15 ft from building.   Chuck made a motion to amend rules/regs to include fire code.  Jack seconded.  1 opposed, 7 in agreement  This will be added to flyer.

**Adjourn**

Chuck made a motion to adjourn, Rhonda seconded.  Motion carried.

 Minutes submitted by: Linda Price, HOA Management