

Millstone Manor Meeting 1/19/2023

1. Call to order: 7:04pm

David, Emily, Jill, Nick, Carey in attendance

2. Review of finances (Dec 2022) All voted in favor to approve

3. 2023 Budget Discussion (Review posted budget)

4. Planned Large Expenditures:

Landing Carpets-Discussed carpet squares, as they will be easier to replace. Amber will send bids and samples when she gets them

Landscaping/Irrigation-Waiting on bid from Wasatch

Paint the railings/stairwells-

Fence on Canyon/12th-No quote has been sent yet. Taylor (owner) sent in an application for us to fill out form permission from the city to install the taller fence. The board will address this as soon as we get all the info we need.

Cement repair replacement-We will look at getting bids for this in the Spring.

5. Planned Small Expenditures

Comments on light replacements (solar)-These lights are ok, not bright enough. Discussed that these are a temporary solution to the problem.

Fiber option (Lee) Brian from Connex discussed that they are preparing to connect all of Ogden. They already have fiber near our community. It would be free to bring the fiber to all the buildings.

Approximate cost to hook up each individual unit would be \$200. It would cost \$45 per gig. If we had enough units sign up it would be free to connect. The board will review their info, but are very interested in bringing the fiber into the community and available to all buildings.

Additional reserve allocation for plumbing issues discussion-Due to recent plumbing issues the board will allocate a 2nd savings account with \$10,000 to have set aside to cover these possible future repairs.

6. Public Comment/Open Discussion

Rentals/wait list/documentation-Board is in favor of making sure we have all rental documentation before placing someone on the rental waitlist.

Resolution Cleanup

Parking rules update

RV/Large vehicle Parking-Board voted to have no winter parking from Nov-March, as this area needs to be open to push the snow during snow plowing. The current owner of the RV parked there now has been given until Feb 14th and then will need to move their RV.

Cleaning Company discussed: Gatecliff bid was discussed. Also another cleaning company Effervescent Cleaning Company bid was discussed. Amber to clarify question on the carport cleaning that Effervscent

bid. They bid \$50 per unit? We will clarify if they mean building or each carport. After this is information is given the board will decide a new cleaning company.

7. Public Meeting Close 8:19pm

8. Executive Discussion

Note: An owner requested a discussion with the board regarding a dumpster fine and did not show. This owner had requested a meeting in November as well and did not attend that meeting. The board has agreed to give this owner a time slot at the March board meeting to hear and address their complaints. The board is always willing to give time to owners as requested.