

## Millstone Manor HOA Annual Meeting 2023

Meeting called to order: 12:00pm

1. Review of Finances: All in favor approved
2. Budget Discussion: All approved
3. Operating Budget 2023 discussed
4. Significant Expenditures of 2023 (Capital Improvements):  
Discussed the capital improvements that were intended to be done in 2023 but have been moved to 2024.
  - a. Discussed replacing carpet on landings or looking into other flooring options. We will try to work on getting this done for 2023, but if we are unable to accomplish this we will move this to 2024.
  - b. Move stair repair to 2024. Will need to work on getting updated bids for this.
  - c. Water/Landscaping Issues: Look for ideas for Xeroscaping some areas around the complex, possible lava rock, gravel, other types. The board was trying to get this done in 2023, but never got a bid from Wasatch Lawns to do this.  
Get new controllers for the sprinklers as they seem to be coming on too often even when programmed to water less.
  - d. Cement work: fixing sidewalks, grout pumping under sunken cement blocks.
  - e. Fence along 12<sup>th</sup> street wrapping around onto Canyon Road. The board did speak to a company about this but didn't get any response when reaching back out. Will look into doing this in 2024.
  - f. Railings: To be painted and some railings need to be better secured. Will repaint using dark brown again in 2024.
5. Amber is currently working to get bids to clean out the rain gutters this year. We have had trouble getting people to even come out and bid. One company refused after seeing the height of the building. Amber will continue to reach out for bids.
6. Public comment:

- a. Owner of Unit #16 was originally told to have his replacement air conditioner installed on the roof. At the time it was recommended by the HVAC company and so the board approved it. This ended up not being approved by the city. When we replace the roof in Building 1 this will need to be removed. It was asked that because the board approved this and the HVAC company did not get the proper permits that the HOA help pay the cost of removing this when the time comes to replace the roof. The board discussed this and agreed to help pay the cost.
  - b. It was brought up that we should install cable and posts along the ridgeline of the roof for workers to clip on for safety for any future work that would need to be done on the roof. Lee Dalton agreed to research this.
7. Election of Board Members: David Neal and Jill Wheelwright are running for the board again. Carrie Arellano and Brian Schwoyer are running for the board.
- Ballots were counting: David Neal and Jill Wheelwright were reelected for a 2 year term. Brian Schwoyer was elected for a 1 year term replacing a former board member.
- Welcome Brian Schwoyer to the Board.
8. Meeting Close: 1:34pm