

Millstone Manor Annual

Homeowner's Meeting

September 14 2024

Verified Quorum was met

Called to Order: 12:09pm

Finances: Financial Report and 2024 Budget presented by David Neal. Discussed and answered homeowner questions.

****Note to remind homeowners that the Insurance Deductible for a unit is currently \$50,000. Recommended to talk to your own insurance agent to make sure you are covered for this deductible.****

Budget and Finances voted upon: All were in favor

Items to discuss:

1. We need to find a new cleaning company to clean the stairwells.
Amber will look for companies and get some bids.
2. Look for a new landscape/snow removal company. Amber will get bids for this as well.
3. Downspouts need to be cleaned out before winter. Amber will look into who can do this.
4. The pool heater has gone out. We need to replace the pool heater in spring before opening the pool next year.
5. Items discussed to repair last year to carry on for repair in 2025: Stair repair. Landscaping-fill in areas where the grass doesn't grow with some type of gravel or other rock, and cap those sprinkler heads to save on water. Clean and paint railings. Look at replacing carpet in the stairwells. Repair sidewalks.
Voted on to add these to next years budget and discussion: all in favor.
6. Survey our trees to make sure all are healthy and find out if any need to be trimmed or cut. Amber will reach out to Page Tree Service and find out how much to have this done.
7. Millstone Manor is due for a Reserve Study. Amber will work to get this arranged.
8. Dumpster costs. Inform owners and residents that if the lid on the dumpster does not close all the way we are charged extra for garbage removal. See if

moving the smaller dumpster between buildings 1 and 3 can be switched with one of the larger dumpsters across from the mailboxes. Please use the 2nd dumpster if the first one starts filling up. Do not add large items such as mattresses to the dumpsters. These need to be hauled off at your own expense.

9. Board will discuss possibly using high yield savings account or CD's for our reserve account money.
10. Owner comments or questions: A/C placement for unit 59. Board approves of the owner to have the a/c unit moved closer to the railing to make room for an additional a/c unit on that landing.

Election of owners: Nick Jahsman and Theodore Dobbins elected to the board.

Our next board meeting will be Nov 2nd at 10am. Board discussed needing to change day and time of board meetings to make it easier for all board members to attend.

Adjourn: 1:34pm

Board elections after meeting. Brian Schwoyer elected President. Other official positions to be determined.