

POWDERVIEW DUPLEX ASSOCIATION
Annual Meeting 7/9/18 @ 10:00 AM
Members met at home of Don Hatton

Present 31 and 57 Powderview Drive, Present by conference call 31 and 35
Powderview Drive

Review of 2017 meeting minutes confirmed the additional charge of \$100/month in
association charges were to be added to a reserve fund.

Minutes of the annual meeting may be accessed on the website of PR Property.com
under public information.

Snow removal budget will be dropped from \$2000 to \$1000 for 2018. Hopefully the
snow of 2017 will not be repeated in 2018!

Grounds maintenance in the budget was clarified. It includes lawn mowing, raking,
weed killer, fertilizer and repair of sprinkler system.

Building maintenance was higher in 2017 due in part to roof tile repair from snow
removal. Tile is still available for roof repairs.

Insurance for 2017 was listed at \$2371.89 as actual cost. Is the remaining \$3161.11 to
be covered in 2018 Budget? Greg will get an answer.

John Merkley will get pricing options for next year's (2019) insurance since inflation of
the rates is to be expected. Greg will give John a sheet of our current pricing.

Trim and building paint and stain: Greg has 2 proposals of \$20,000 and \$22,000 for
both buildings. With a possible Fall start for Building 1, Chris and Arlene will research
trim colors. Building #2 will be on line for a Spring 2019 start for painting trim. Greg
will check for availability and cost for these tasks.

Chris is considering, at some point, installing a gas line to his duplex.

Road Cracks and Sealing. This would include shared driveways and the road, and
duplexes at top of Powderview Drive for cost sharing. Sealing of small cracks, use of
mini chip sealing on larger cracks, and painting entire surfaces was discussed and
chosen for road and driveway repair for May/June 2019. Greg will get a quote. There
is a long queue for this process so timely scheduling will be necessary.

Trash removal was discussed. The alternative to trash pick up by PR Property
Management for part time residents would be Waste Management which is quite
expensive. Greg has information for alternative trash pickup.

Voted to look at separation of Powderview Duplex Association and Powderview Ten Plex. Greg will contact lawyers for a cost estimate. Possibly \$5000-\$10,000.

An Operating Reserve will be set up to use any excess in the budget.

John Merkley and Arlene Edwards will be added to the signature card at Bank of the West.

Arlene Edwards
Secretary/Treasurer
9 August 2018