Powderview Duplexes

Annual Meeting

September 19, 2012

Meeting at Powderview Drive was between Greg Wiggins (PR Property Management), Matt Williams, and Arlene Edwards.

Arlene and Matt met for the first time. Discussion proceeded about association and building maintenance.

PR did some window sealing on her leaking windows and on Christian’s next door. Association money was used for this work.

Arlene replaced her garage floor for $3,700.00. There was nothing under the floor keeping it up. It either settled out or rotted away.

Matt and Greg went over how owners of association have managed all 4 units over the last 25 years. Building 1 has garage roof problems. If owners want to continue using tiles the owners will need to replace a section of roof with new tiles and use salvaged tiles to repair old ones, or work some other type of material. Skyland is now allowing rusted metal.

Arlene and Christian with Greg’s help will need to come up with an agreed upon fix on building 1 garage roof and gutter. They may want to take proposal to Skyland Community for approval. Placing a heated gutter and redesigning the roof may keep the water from icing up on the walkway in front of garage doors.

Arlene will request PR to do a few minor maintenance items before winter. She may also want to replace sloped glaze over master bath sink on her unit.

Annual roof maintenance has been on Top Tier’s list all summer. Sterling has been very slow to get job done. Tile looks bad, but no big leaks at this time.

Matt asked about revisiting our insurance quote. Greg said he will look into it.

Greg noticed that drive needs cracks sealed and will get quotes to seal cracks and fog seal road.

If any changes to dumpster code – please email owners.

Next meeting will be a conference call summer 2013

Meeting adjourned