

Powderview Duplex Association meeting 2024

The association met on 29 August 2024 at 57 Powderview Drive at 10:00 AM. The meeting ended at 11:00 AM. Participants were Arline Edwards, George Gibson, Ryan Dennison, Caitlin Muldoon, and Don Hatton from the association. Rosa Mixson from PR Property management was an invited guest. Steve Ferris and Shannon Tiger attended via Zoom virtually.

The purpose of the meeting was to hold an annual meeting and to meet Rosa who has taken over as manager.

Past budgets and expenditures were reviewed, and a new budget was presented by Rosa. Items noted were that expenditures last year were greater than income.

Noted was the marked increase in the insurance charges due to rate increases. In that unit 1 (Edwards, Ferris, and Tiger) unit has replaced the tile roof with a metal roof, no snow removal will be done on the unit as the construction entity is supposed to do the first-year removal. Therefore, next year's budget will not include roof snow removal, and an individual assessment will be made to the Unit 2 (Hatton, Dennison- Muldoon unit).

Discussion about seeking new insurance coverage was made. Concerns about new carriers requiring vegetation removal were noted. It was decided to await the new premium from our present carrier- State Farm. Additionally, Caitlin asked about the coverage that the association held, and it was noted that the coverage is for the outside of the units and that individuals needed to hold their own policies for the interior or a "condo policy."

Other items in the budget were reviewed. The cost of many items is uncertain. Noted were several that were set and known. It was decided that Rosa would review the possible costs and change the items in the budget for next year. She and Don would soon review the alterations, and the members of the association would receive the proposed budget by email. If an increase in the quarterly assessment is needed, we can vote on it by email or virtually.

It was noted that the members do not wish to carry a reserve but to have assessments if expenditure exceeds income. It was agreed that next steps could be accomplished by email.

Rosa was thanked for her excellent input and the meeting was adjourned.

Don Hatton, President