

PIPERS GLEN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 25, 2022

MINUTES

The meeting was called to order at 6:30 p.m. by President Diane Stewart.

Board members Diane Stewart, Ann Hernandez and Marilyn Short were present. Diane Boswell was absent. AmeriTech Property Manager David Fedash was also present.

Minutes of the March 28, 2022 Board meeting were read and approved.

Marilyn presented the Treasurer's Report highlighting our expenses for the month, funds available in reserves, delinquencies, and anticipated expenses. David advised the Board that a Notice of Intent to Lien will be forwarded to unit owner in May for delinquent maintenance fees.

Manager's Report was presented. David confirmed the process for requests for maintenance and architectural changes be via Pipers Glen website or AmeriTech emergency phone number. Violation letters will be sent to unit owners for improper parking and unapproved plantings.

Old Business:

- The Board was advised that the loan for remaining roof installations has been approved. Truist loan of \$200,000.00 @ 5.65% for seven (7) years, plus closing costs, will be paid from pooled reserves. Tentative date to start installation by Arry's Roofing is the week of May 16, 2022.
- David reported plumbing repairs at #5B Heather Court and #8D Amberlea Drive are the responsibility of the association. David will follow-up on outstanding invoice for #6D Heather Court.
- Vendor for rodent control provided update information regarding traps. Treatment for moles and termites was discussed. David will follow up with Couch Pest Control re termite treatment at #2B Glen Court.
- Request for purchase of two (2) 24" x 36" message boards approved.

New Business:

- David will request further clarification of Association/Owner maintenance responsibility and provide to unit owners.
- Discussion regarding the appointment of a Compliance Committee and Landscaping Committee. Several unit owners volunteered to serve.

There being no further business to come before the Board, the meeting was adjourned at 7:35 p.m.

Submitted by:
Marilyn Short,
On behalf of Pipers Glen Board of Directors