

HUNTER'S SQUARE AT CEDAR CREST COMMONS CONDOMINIUMS  
BOARD OF DIRECTORS MEETING  
Meeting Minutes  
March 15, 2022

I. Call to order

President Suzanne Allen called to order the regular meeting of the Hunters Square Board of Directors at 7:00 p.m. on March 15, 2022, via conference call on Zoom due to Covid-19 protocols.

II. Board Members Attending

Board Members: Suzanne Allen, Tamaria Raleigh, Romina Peinado Wagner and Nancy Creel.  
Burke Management Group: Joyce Mullins and Robbie Terrant.  
Residents and Guests: Michael Youlen.

III. Open Forum

No Open Forum held.

IV. Community Police Report

Michael Youlen presented his report for February 15, 2022, to present.

V. Approval of the February 15, 2022, Minutes

The minutes of the February 15, 2022, Board meeting was reviewed previously by email. Motion to pass the February minutes was made by Tamaria and seconded by Suzanne. Motion is passed.

VI. Financial Report

Management and the Board reviewed the February 2022 financial report. The Association operating account balance is \$56,827.78, total investments are \$130,340.21. Total assets are \$237,094.99. It was noted that janitorial and insurance expenses will be posted on the March reports.

VII. Old Business

a) Maintenance/Repairs Update

- Turner replaced bulbs for exterior entry lighting on Caspian and Niki.
- Management performed a site visit on February 28, 2022. No issues were found.

b) KGS balcony replacements –Management advised that KGS has scheduled the completion of the balconies on Building 1 for March 16. The Board was notified by Management via email on February 28, 2022, of the additional costs of \$17,304 due to extensive wood deterioration, bringing the total cost of the replacements to \$36,748. Nancy made a motion to ratify the Board's email approval of the additional cost of \$17,304 to KGS which was seconded by Tamaria. The motion is passed.

VIII. New Business

- a) Management obtained a bid from Turner to add security lighting to the Niki Place picnic area and the basketball areas at Niki Place and Caspian Way. Due to the additional, unexpected costs incurred for the replacement balconies at Building 1, the Board will defer a decision until the fall when the budget can be better

determined. The Board will also discuss signage for the common recreation areas regarding hours of use.

- b) Management will obtain bids for the yearly dryer duct cleaning.
- c) Management to double check billing for snow removal at Hunters Square on March 12, 2022.
- d) Discussion of items to put into the May newsletter.

IX. Executive Session

Motion was made by Nancy to adjourn to Executive Session for legal discussion which was seconded by Tamaria at 7:32 p.m.

X. Open Session

The Board returned to open session at 7:52 p.m.

XI. Adjournment

Tamaria made a motion to adjourn which was seconded by Suzanne and the meeting was adjourned at 7:53 p.m.

Minutes submitted by: Nancy Creel, Secretary

Minutes approved by: \_\_\_\_\_