



## Sorbonne Townhomes

### Meeting Minutes

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April 28, 2010

#### 7:00 pm Open Meeting

**Present: Kevin Schneidmiller, Gil Pierce, Katherine Funk, 2 homeowners**

#### 2009 and 2010 Budget Review

- Income: The Builder is paying dues on unsold units and we have added a percentage for delinquent dues this year.
- New Line Item: Planter Beds were added this year and includes two pre-emergents and three hand weeds. The planter beds belong to the homeowner. Homeowners can do planting. In between the weedings it is up to the homeowners to maintain their planter beds.
- Water expenses are up because the site has grown
- Asphalt Coating is being put aside to be used in the future.

#### New Business

#### 2010 Maintenance

- New landscape contract: The contractor selected has worked with Greenstone on several other projects. We were able to get everything in one complete landscape package, with the exception of the trees. Greenleaf has the whole contract for mowing, spraying, sprinkler maintenance....This allowed us to get a better deal on the overall landscape package even though the fertilizing is a little higher.

#### Townhome Project Update

#### Questions

- Are they building more townhomes? No the sites are being converted to cottages which are ranchers on smaller lots but they are part of Sorbonne and will pay dues to Sorbonne. The garages will be in the back off an alley. The cottages will be built by Greenstone and you can see them on the Greenstone website ([www.greenstonehomes.com](http://www.greenstonehomes.com))
- From Sorbonne north we had to vacate the plat because it was more than 3 years. Greenstone will be submitting a new plat that will include an empty nester site.
- Some of the single family homes don't have lawns yet across the street. The CC&Rs give guidelines for when the landscaping needs to be in. Rockwood Property Management will be going through and sending out notices to those homeowners that need to complete their landscaping by the end of the summer.

- From last year – exterior maintenance – it is clear in the exterior maintenance is up to all three of the owners – some of the sales people miss spoke and we have cleared it up with them
- Recreational equipment – basketball hoops – Are there regulations for when they can be up. We can address that. We would look at the same policy the city has for time of play. We can watch that. Is there a specific problem? There is not one now, but there are a number of boys in the area. Just need standards.
- If you have problem with arborvitaes on the end units let us know, because they are having some problem.
- Some people are walking through the patio. We can talk to the contractor's.
- Is it okay to put up privacy fence – we can let you fence in your property, but you become responsible for maintenance. It is the same with awnings. Just fill out an ARC for any changes
- Reviewed some of the probable future construction in the next two yrs. including the possible new gated community.

### **7:15 pm Close of Meeting**

Meeting minutes recorded by Katherine Funk, Rockwood Property Management

Meeting minutes approved by the Board, June 1<sup>st</sup> 2010

  
Kevin Schneidmiller