

Attendees: Karen June (Remote), Kim Traywick, Terry Taylor, Jeannie Beufuille  
Absent: Marissa Mayberry  
Cummins: Gina Daunt

Call to Order 6:30 pm

April Minutes: Kim Traywick motioned to approve, Jeannie Beufuille seconded, all approved

Financial Report: Terry motions to approve, Kim seconded, all approved

**Roof Discussion:**

Roof inspection revealed some in need of immediate repair.  
223-229, 141-147, 121-127

141-147 previously replaced in 2002  
121-127 previously replaced in 2008  
223-229 previously replaced in 2007

Much discussion on roofs and how to pay:

Option 1: Pay for 1 out of reserve, assess for 2 next year  
Option 2: Pay for 3 this year, one out of reserve, 2 out of assessment this year.  
Option 3: Pay 1 out of reserve this year, assess for one this year, set expectation to assess in follow on years for roofs

Option 3: selected  
Ask Gina for additional quotes.

**Annual Agenda items**

June 12 th, Fenton Community center  
6:30 pm  
Board members up for election  
Jeannie Belfuille  
Terry Taylor (stepping down).

Todd Arnold running  
Donna Bradshaw running

**Concrete:**

Reviewed quotes from K&K  
208/206 drive \$6800,  
233/231 drive \$5800,  
133 Step \$450  
238 walk \$1050

Permit good until May 25th but can get extended.

Discussed how to pay, reviewed cash flow and timing with roofs.

Concrete work approved at board meeting.

Adjourned at 8:30pm

Terry O. Taylor, Jr.