



PRESIDENT'S REPORT

LOTTIVUE MEADOWS CONDOMINIUM ASSOCIATION

May 15, 2024



LAST 12-MONTHS

- Improved communication and transparency
- Launched the website and online payment platform
- Executed landscaping and snow removal contracts
- Wrangled the developer and chipped away at the delinquencies



IMPROVED COMMUNICATION

- Centralized hub for information
 - All documents and artifacts can be found on the website
 - HOA dues can be paid online
- Monthly newsletter (digital – no postage/printing)
 - Monthly during peak season
 - Tapered/as-needed during non-peak season



DEVELOPER DELINQUENCIES

- Inconsistent seeding of common elements
 - Entire area
 - Ungraded and completely missed next to unit 31
- Broken concrete
- Twisted/crooked street signs





Spring 2024

<https://tinyurl.com/LottivuePresReport2024>





Spring 2024 – 14 Slabs of Concrete Replaced

<https://tinyurl.com/LottivuePresReport2024>









DEVELOPER DELINQUENCIES (CONTINUED)

- Incomplete front entrance sign – rock replaced & check for \$4,000 received and deposited
- Irrigation system for front entrance – check for \$1,500 received and deposited; holding on repair
- Dead/missing landscaping – Par advised on 5/15/24 this should be completed within the next 1-2 weeks









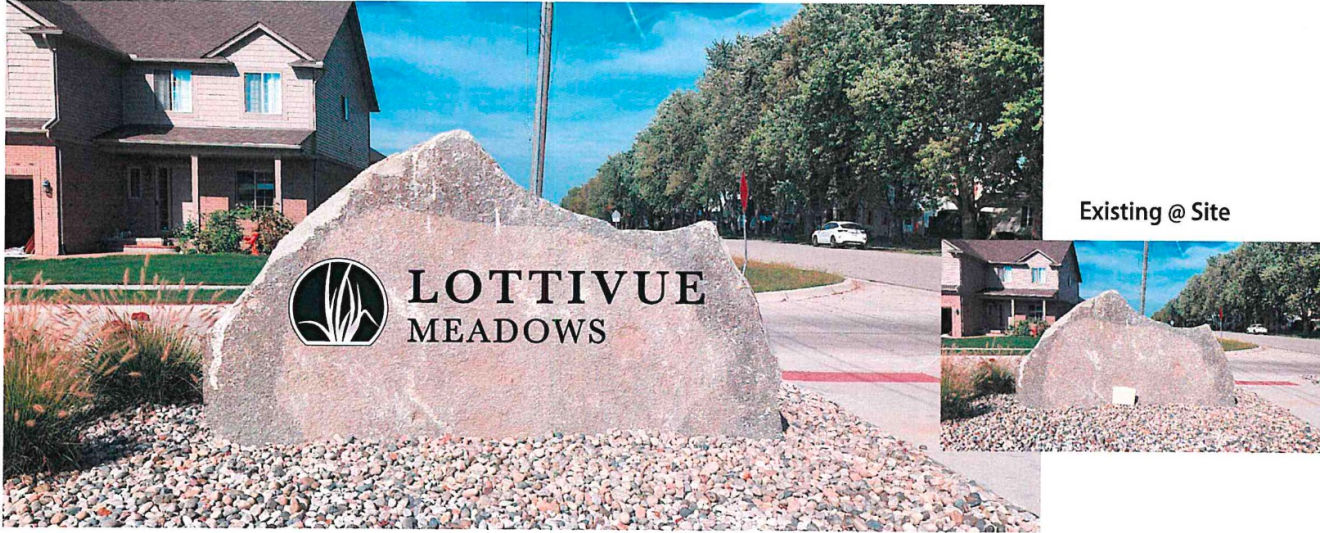
WHERE DO WE GO FROM HERE? (CONTINUED)

- Ensure Par follows through with replacement landscaping as promised
- Select front entry signage option and execute contract
- Common elements still patchy, but much better after last years overseeding.
 - Re-evaluate growth in the Fall to determine if overseeding should be budgeted for next year (HOA expense)
- First beautification project is underway (VP will cover)
 - Chip away at a project each year



Simulated Perspective View is Approximate

SIDE A



Existing @ Site

SIDE B
BLANK



Single Sided "Stud Mounted"

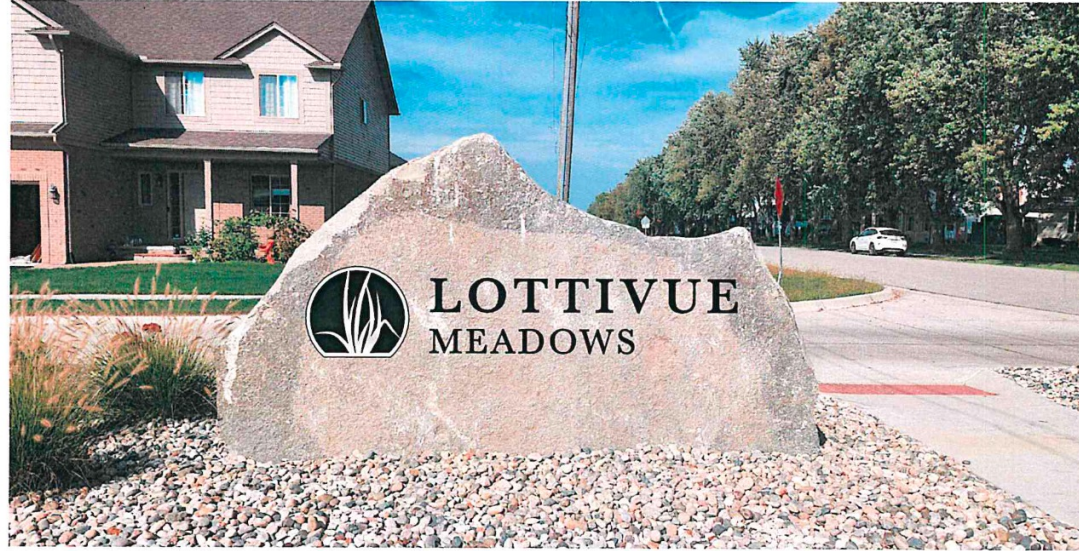
\$3,511.06 + \$250 Permit

Under Budget!!!



Simulated Perspective View is Approximate

SIDE A



SIDE B



Double Sided “Stud Mounted”

\$5,755.42 + \$250 Permit

\$2,000 Over Budget!!!



Double Sided Painted Metal Sign

\$6750 + \$250 Permit

\$3,000 Over Budget!!!





OTHER SIGNAGE OPTIONS ALL OVER BUDGET!

Met with a broker that deals with signage companies – he assisted the sub across from Brandenburg. Engraving is not an option since the rock is already installed. Add \$250 to each line item for permit.

- 1/4" Stainless Steel Polished \$11,753
- 1/4" Stainless Steel Vertical Brushed \$8,424.50
- 1/4" Clear Anodized Aluminum Vertical Brushed \$7,000
- 1/4" Black Powder Coated Aluminum \$6,250



**THIS CONCLUDES THE
PRESIDENT'S REPORT**