

Applecross Association
2023 Annual Meeting Homeowner Questions

Q1: Inquiry about the drainage problems at 422/502 Applecross Drive.

A1: Board has hired the landscaper to investigate this area and provide a cost-effective solution.

Q2: Inquiry about damage to deck boards on rear decks.

A2: The Board is currently looking into different material solutions that could be longer-lasting than using pressure treated lumber.

Q3: Recent turnover with CAS managers.

A3: Previous managers left the company, so the recent shuffling of managers was due to needing an interim manager while a permanent manager was assigned to manage Applecross.

Q4: Why was there no poll for the paint colors?

A4: There was no requirement for the community to be polled for the colors. However, the Board did talk with the owners at the 2022 annual meeting about the colors and they left samples on their porches for owners to stop by and review them.

Q5: How are violations and general upkeep being handled?

A5: The property manager visits the property monthly and inspects for violations. If an owner has an issue with their unit, they can email manager to request a work order to be submitted.

Q6: What is the reserve fund used for?

A6: The reserve study is useful for information and planning for large capital projects, such as maintaining the roads, decks, roofs, large scale grounds projects, etc.

Q7: Has there been a poll done to view interest in the playground?

A7: No, but the Board verified that there are children who use the playground often.

Q8: Will the Powerpoint shown during the meeting be sent to owners?

A8: Yes, the presentation will be sent along with the questions & answers sheet.

Q9: What was the cost for the lawsuit in 2023 & 2024?

A9: The association's D&O insurance has been covering most of the cost, except the deductible. However, the insurance premium may increase due to the claim.

Q10: Will the downspouts be cleaned along with the gutters?

A10: Yes.

Q11: Can the Board offer more transparency and provide meeting minutes from the Board meetings?

A11: The meeting minutes will be uploaded to a new website that Applecross owners can view at any time. More information will be shared soon. Currently, owners can request meeting minutes from the property manager.

Q12: What are the plans for the decks?

A12: Board is looking into new material options, and will be discussing plans for future replacement at a Board meeting early in 2024.