

## OTAC Meeting 9/13/2022 - 6:30 pm

Present:

Wolf Gensch, Steve Lavery (via zoom), Tami Cassetty, Laura Hanssen, Ashley Lynch

Minutes from 4/19/22 approved

### **Painting update**

There were many houses painted and everything went fairly smoothly. \$74,762 was budgeted for painting and that was the cost in 2022.

The houses slated for painting in 2023 are:

237 Holland Thompson

221 Holland Thompson

244 Holland Thompson

22 Harris Dr

There are 9 on the schedule for 2024 and there may be a few homes added to the 2023 list from the 2024 list.

Every house has their own repair cost prior to painting. Each house is given \$750 allowance for repairs.

Each individual homeowner is responsible for typical house maintenance (i.e. keeping gutters clean, sprinklers spraying siding, etc). Each homeowner is given a maintenance quote by the siding contractor and they can agree to that price, fix it themselves or some combination thereof.

### **Proposed Fence Policy**

The master board will address the new policy in the upcoming meeting

There is a concern about if neighbors who share a fence can't agree on maintenance, the homeowners will have to pay for a survey.

If owner one wants to replace an existing fence along his property line, which he can do without the approval of owner # 2, but only if it is on his property. This needs to be demonstrated by a survey. If the fence straddles the property line of

both owners, owner # 1 needs to approval from his neighbor.  
It is all stated in the proposed fence policy.

### **Sidewalk Repairs**

There have been many improvements by the town and the sidewalks are much more level. There are still some improvements to be made.

### **Water Savings**

Block F: 3.1 million gallons were used through August of 2022

3.9 million gallons were used last year for the same time period

There were fewer mainline breaks

In RVR total: 83.75 million gallons were used through August 2022

100.8 million gallons were used through August 2021

### **Dogs Off Leash and Barking**

Please keep dogs leashed

If your dog is barking, you need to do what you can to control the barking.

Homeowners can contact Carbondale police

### **Snowplow Contract 2023**

Plowing at 2 inches of snowfall

Ashley is working on renewing contract with Aspen Grove

### **Old Town Budget (Preliminary Numbers)**

2022 Budget Income/Expenses was \$117K

2023 Budget Income/Expenses is projected to be \$124,020

Increases in expenses are due to estimated costs of 5% increase for snow removal, lawn maintenance, irrigation and reserve allocation.

2022 Reserve Balance will be \$33,978

2023 Reserve Balance is projected to be \$40,968 (due to less homes being painted)

### **Public Comments**

It was suggested that Old Town consider redoing all of the fences at one time since they are nearing the end of their lifetimes.

Ashley and Wolf will look at getting a contractor estimate about how much per linear foot a new fence would be

### **Next OTAC Meeting**

January 24, 2023 at 6:30

Adjourn 7:45pm