

**3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
OPEN FORUM ON DORMERS MEETING MINUTES OF JANUARY 30, 2026**

1) CALL TO ORDER:

The meeting was called to order by K. Brockman on January 30, 2026, at 10:00 AM in the 3 Cherry Way Community Clubhouse.

2) ROLL CALL:

A roll call was taken of the Board of Director members by M. Barnes, Recording Secretary. As indicated below, there were five (5) directors in attendance, a quorum.

<u>OFFICE</u>	<u>OFFICER</u>	<u>ATTENDANCE</u>
President	Karry Brockman	Yes
Vice President	Cindy Dubac	Yes
Treasurer	Curt Hendricks	Yes
Recording Secretary	Marge Barnes	Yes
Corresponding Secretary	Patricia LaCourse	Yes

3) DORMER MAINTENANCE PRESENTATION:

A. Karry Brockman, President:

1. This is the second meeting regarding the dormer maintenance. This is an Open Forum meeting and not following a petition given to the BOD.
2. The presentation concerning dormer maintenance and repair was shown to the attendees on the television screen.
 - a) The PowerPoint Presentation is attached for reference.

4) RESIDENTS COMMENTS/Q & A:

A) Phyllis Wilson, 8348 Glacier Dr.

1. *Question:* Reference the Maintenance List, I went out to the website and the last version of the list was dated 9/30/2025. In the October meeting, you added the sewer lift pumps. Why was the Maintenance List not updated for that?
2. *Comment:* Thank you Curt for putting the financials on the website. I saw where there were two (2) payments made for the same address on Royal Anne for \$250.00. The first one you were going to investigate at the November meeting and get back with us. The resident that was living there was also paid for the same repair.
 - a) *BOD Answer:* This is the check that was presented to the BOD by John Gabor and we did investigate this. The work was done on the dormer at that address on Royal Anne. The owners paid the worker for that repair. Subsequent to that, the same document was given to Superior, not going through the proper channels through the BOD, for payment. A check was issued to the gentleman who did the work who did the proper thing and returned the check to Superior stating that he had already been paid. So, the check was voided. There are some open questions that maybe Mr. Gabor can answer regarding this check.
 - (1) Was he the payee on that check?
 - (2) Was this his property address?
 - (3) How did he come to be in possession of this check in the first place?
 - (4) Did he already know that that check was voided at that point?
 - b) *BOD Answer:* The previous BOD had approved the repair of the dormer by the owners. The owners requested a reimbursement and had the written approval of the previous BOD. So we honored that approval.

3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS OPEN FORUM ON DORMERS MEETING MINUTES OF JANUARY 30, 2026

- c) *John Gabor:* Yes, the previous BOD approved it because the Maintenance List, at that time, had the dormer maintenance listed as the HOA's responsibility. The check was not voided before December 31, 2025, because I looked at the register.
- d) *BOD Answer:* The Maintenance List, specific to the sewer lifts, has yet to be published. The HOA has done an inspection on all five (5) of them. Three (3) of the five (5) do not have external alarms on them. We have approved adding those alarms to them very soon. We will not publish the revised Maintenance List until we have had the two (2) meetings (Special on Budget and Open Forum on Dormers).

B. John Gabor, 2375 Stardust Ct.

- 1. *Question:* When does the useful life come in? I have read all of the documents, including the state statutes, and cannot find any reference to this. Where did you come up with this.
 - a) *BOD Answer:* You are correct John; you will not find it in any of the documents. Probably the lawyer would not know that term. The BOD has determined that the end-of-life phrase relates to when the BOD has to initiate replacement of items relative to using the Reserve Funds. We designated that term to be used when referring to items such as replacement of the roofs. We just designated that term as "end-of-life" as a way to distinguish between what the HOA does and what the homeowner does. It is not a legal term.
- 2. *Question:* In 2024, we spent almost \$29,000.00 on maintenance items of some kind such as roofing. In 2025, we spent \$63,000.00 on maintenance items. People, they want you to do the maintenance on your dormers and they are doing multiple maintenance items to get to the "end-of-life". This is a one-time fix that will get the siding to the 30 to 50 years of useful life. This is not an annual fix that has to be done over and over again.
 - a) *BOD Answer:* The point is that the governing documents are not very clear on what is considered to be end of life as it relates to HOA responsibilities and homeowner responsibilities. So, to the best of our ability, we decided that is the way to distinguish between them.
 - b) *BOD Answer:* It is also important to note that to the best of our ability that we put together for everybody an affordable way for the community to be maintained. We have also offered the ability for you to bring it to the BOD individually. We have not put something up there and that's that and shut the door. If you think your position warrants a review, we welcome you to come to the BOD and discuss your particular situation. This is exactly what the BOD did when the homeowners on Royal Anne came to the BOD requesting the reimbursement for their dormer repair. They came to the BOD with a stack of papers and talked with us. At the end of the day, the BOD decided to honor the previous BOD's decision to reimburse them for the cost of their dormer repair. The BOD uses, as a guide, the Reserve Study to guide us on when the BOD will spend reserve funds to replace items such as the roofs. The first time we will have to begin replacing roofs is in 2029. This will be done in a phased basis beginning with the oldest building.

C. Jeannie Gabor, 2375 Stardust Ct.

- 1. *Question:* Referring to section 5.02 of the CC&Rs, focus first on (a) that is correct. So look at 2 cost of maintenance, upkeep repairs and replacement. So you are selecting one or two words for certain elements rather than taking the whole paragraph as one. Then, looking at (8), you have copied that incorrectly from the CC&Rs. If you look at the original CC&Rs, "the costs of providing the exterior maintenance to the dwelling units by way of painting, staining of exterior boxing, and by way of maintaining roofs" it doesn't say anything about common property. Then there is a semicolon, which a connecting point, it doesn't mean and. The semicolon is extremely

3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS OPEN FORUM ON DORMERS MEETING MINUTES OF JANUARY 30, 2026

important in that paragraph, as any English major would tell you, because it separates the cost of utility service applied to the common properties where the first part applies to the dwelling unit.

- a) *BOD Answer:* The key thing to keep in mind here is the very first paragraph where it says, “by way of example and not as a limitation nor as an express direction, the Board *may*... These are not specific. In fact, we have a legal opinion that relates to this paragraph to the extent that it is the Board’s responsibility to proceed with maintenance list that defines what goes into the homeowners’ vs. the HOA’s responsibilities. To that extent, and I understand the English grammar part of this but the most important thing is the first paragraph. These are examples, according to what is stated in that paragraph, and it is the BOD’s responsibility to pursue those to become more specific using what is called the Maintenance List.
2. *Question:* Let me tell you how the declarant defined the Maintenance List. Based upon what the declarant said they were covering and that is what every homeowner expected to be covered when they purchased their unit. The first BOD’s Maintenance List was based on the declarant’s definition. The second BOD is the one that changed the Maintenance List. So the second BOD decided to change what the responsibilities were for the HOA and the homeowners. All of this upheaval was created by the second BOD that decided to change what the community was responsible for paying for the exterior of their unit. The crux of the issue is that you cannot count on having regular maintenance to prevent or extend the end of life of the unit.

D. Judy Okoniewski, 2227 Cashmere Ct.

1. *Question/Comments:* It is a shame you don’t come to the monthly meeting. This BOD is ruling and spending your money as they wish. They are spending money, thousands and thousands of dollars, whenever they feel like it. It doesn’t cost \$70,000.00 to fix the dormers because how many people have already fixed them? Read and understand the documents. Why aren’t you reimbursing those who had their dormer fixed? If you had not spent \$38,000.00 for mulch in January, that would have helped.
 - a) *BOD Answer:* We have a list of those. We have already stated that we are not reimbursing homeowners for fixing their dormers. That is a preventative maintenance item. The budget does not include fixing the dormers. This can be paid for either by doing a special assessment, which is complicated, and the other is to put the cost into the next budget, which would mean that cost would increase the monthly assessment. These are the two (2) methods that the BOD can use to pay for this.

E. Phyllis Wilson, 8348 Glacier Dr.

1. *Question:* Back in December when you sent out the original response email saying that you were postponing the Open Forum on the dormers, you alluded to getting your attorney’s opinion. I haven’t seen anything about what the attorney recommended.
 - a) *BOD Answer:* We did get an opinion from our legal counsel, and what we have presented here in accordance with his guidance. Those opinions are privy to the BOD and, as such, give us our direction. By privy, I mean that the BOD does not share those with the community per our attorney’s direction. If you want to see that, you can certainly request a time to come in and review those legal opinions. We keep a list of all of the attorney’s opinions.
2. *Question:* Shouldn’t the results of that meeting on the petition be available?
 - a) *BOD Answer:* The minutes for the 1-16-2026 meeting are on the website and the PowerPoint presentation is on the website.
3. *Jeannie Gabor:* The BOD should have put out a document that listed all of the questions on the Petition about the Budget and the BOD’s response. It should be a separate document.

**3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
OPEN FORUM ON DORMERS MEETING MINUTES OF JANUARY 30, 2026**

- a) *BOD Answer:* We can resend the minutes that do answer question 1, 2, etc. They are on the website and the minutes from this meeting will be posted to the website as well. To minimize the confusion, we will get that out in the next week or so.

F. Karyl McClellan, 8328 North Star Ct.

1. *Question:* I understand that the dormer repair is non-reimbursable. My question is on the current Maintenance List, at the bottom of it, the HOA is responsible for the door painting, the shutter painting, siding and trim for normal useful life, and the colors. We did have the repair dome but what about the painting.
 - a) *BOD Answer:* We have finished the homes in Phase A and B painting and caulking. At the time the contractor is here painting, they look at the siding to determine if it needs painting. The BOD will take a look at this and see if the homeowner wants to have the siding painted, prior to when that phase will be scheduled, then the painting or any other repair the homeowner is thinking of will be the responsibility of the homeowner. The BOD will look at this and try to clarify this a little more.
2. *Question:* For those of us that went and had the dormers done for extending the useful life of the dormer. Originally, when we moved in here, it was the responsibility of the HOA. I think we should be reimbursed for that cost because we were promised it would be taken care of when we purchased our home.
 - a) *BOD Answer:* We will take that under consideration.

G. Barb Alles, 8266 Merchant Ct.

1. *Question:* If I am going to do the dormer repair on my own, but the person that will do that is not licensed or insured. Do I need permission from the BOD?
 - a) *BOD Answer:* You can certainly do that but the BOD cannot be responsible for what may happen.

H. Bill King, 2455 Royal Anne Dr.

1. *Question:* I have improperly applied siding on my dormer resulting in a leak in my garage and now have two (2) pieces of siding that is improperly installed. Now you are saying that is my responsibility.
 - a) *BOD Answer:* The best way for you is to come to the BOD for a hearing and bring all of your documentation so we can fully understand your situation. We are aware of two (2) homes where the dormers did leak and work was done to fix those. The BOD's position is to ask for a hearing so that we have a full understanding of what transpired.
2. *Question:* I gave you the form requesting reimbursement for the siding. Am I going to get a decision on that?
 - a) *BOD Answer:* I am not aware and may not have seen all of the documents. We will look into your situation.

I. Mark Cotter, Owner of Three (3) Units in 3CW

1. *Question:* To use common sense, if we can fix this dormer now and find a way the community wants it done, it would cost us \$200.00 to \$300.00 now. We have to wait until it leaks before the HOA will fix it. The amount of the repair is substantially more than if the repair was done earlier. Fixing the drywall in the garage will cost \$1,000.00 to \$2,000.00. It makes no sense to not fix the dormers now. This way every leak in this place is going to cost thousands of dollars. Do you really think that you made the right decision?

**3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
OPEN FORUM ON DORMERS MEETING MINUTES OF JANUARY 30, 2026**

- a) *BOD Answer:* I understand your question. The only thing I can say now is that the BOD has presented our decision. Our position is that it is the homeowners' responsibility. It is preventative maintenance. You can go ahead and fix it now or wait until the HOA replaces the roof when the dormer will be repaired at the same time.
 - b) *BOD Answer:* There have been two (2) known dormers that have leaked in the entire community and now there is another that leaked. What you are saying makes perfect sense but it comes down to where do we get the money. We don't have the money budgeted for this year. We are not disagreeing with you but there are other factors involved.
 - c) *BOD Answer:* Look at it specifically. If you look around the whole community, over a ten (10) year period, so far we've had two (2) dormer leaks. The rest were roof leaks, etc. Does it make sense to spend \$70,000.00 on a "what if" situation that we don't know if it is quantified. We may have 10 or 15 leaks in the next ten (10) years and that does not justify spending \$70,000.00? The answer is no.
2. *Question:* If eighty (80) or ninety (90) percent of the community decided they want this addressed.. Is that a possible way that the community could go?
 - a) *BOD Answer:* There is a key paragraph in the CC&Rs, "except as provided expressly in this declaration or as may be agreed to by a majority vote of the Association."
 3. *Question:* Can this be brought up in the next community meeting?
 - a) *BOD Answer:* The procedure is not defined there but certainly the community could go in that direction if they wanted to vote on this.
 - b) *BOD Answer:* We looked at that Mark and that is why we are having a meeting because there has been a lot of discussion. Unfortunately, there is not necessarily a right or wrong answer. What we are trying to do is do what's best for the community. When it comes time in 2029 when we start replacing roofs and we spent \$70,000.00 on potential preventative maintenance, there will be an issue there. There is not a perfect answer to your questions. We are trying to do the best we can. It comes down to we don't have the money and we don't want to do a special assessment.

J. Bob Burnett, 8408 Bing Cherry Dr.

1. *Question/Comment:* Referencing what Curt said about the percentage is so low that have had a leak. We're waiting for a leak to happen and it damages your interior, you're saying that's my responsibility and not the BOD. We have to wait for the BOD's approval, and not even their approval, for this to happen. Why should I have to wait for a leak? The percentage is low now and you are going to start replacing roofs in 2029. You should cover the full amount of the repair including damage as a result of the leak, you should pay for the entire repair.
 - a) *BOD Answer:* Just to clarify, the HOA will fix the external elements of that dormer to correct that leak. It will involve, at that time, most likely (it would depend upon the degree of the leak); all of the siding to be taken off and expose the roof. The flashing underneath would be replaced along with the underlayment. The HOA is responsible for that if there is a leak. To this extent to abide by the Governing Documents and having a procedure that addresses preventative maintenance vs. end of life, as the BOD is using that term, that is the way we are proceeding. To the extent that we abide with the Governing Documents, as we said before, it will take a majority vote of the community to change the position as it is established per the Governing Documents.
2. *Question:* You are saying that you will not cover the total damage caused by a leak.
 - a) *BOD Answer:* Your are skipping over an important point here. You have a chance today to do that preventative maintenance today as a responsible homeowner. You can also vote for a

**3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
OPEN FORUM ON DORMERS MEETING MINUTES OF JANUARY 30, 2026**

change and you will still pay the same amount as you would pay yourself in an assessment. This gives everyone in the community the choice to decide if you want to pay for that preventive maintenance or not. Some people in the community do not have a finished second floor; so they can monitor it and catch anything before there is any interior damage. It is their right to delay that maintenance. The homeowner should be considering that and not imposing a charge on everyone in the community because of a small percentage of the community that have had an issue.

3. *Question:* What I am saying is if you will be doing the repair, you should pay for all the damages including the interior because of the leak. All I heard you saying is that you will fix the top part but will not pay for the damages to the bottom part, meaning the ceiling in the garage or any insulation and any other damage associated with the leak.
 - a) *BOD Answer:* The position on the dormers as I stated earlier is consistent with what we are doing with leaks around pipes and vents. Any internal damage as a result of roof leaks is the responsibility of the homeowner. This was put in place long before this BOD was here. What we are doing is consistent with what was established previous to this BOD. If that is not what the community wants, then it can be changed with a majority vote.

K. Jeannie Gabor, 2375 Stardust Ct.

1. *Question:* What you are saying is that you don't want to fix something that only affects a few properties and not let the whole community pay for repairs. Let me bring to mind the drainage issues that the BOD spent \$100,000.00 on that only effected a few properties. Now, the drainage might have needed to be fixed. We have asked for documentation that shows whether that was a resident request or whether it was a contractor came in and said that it needed to be fixed. We have no response yet. Also keep in mind that \$45,000.00 was budgeted for drainage in 2026 and only \$7,500.00 is permitted. That could be used to pay for the dormer maintenance. My second point is the community looks at the Maintenance List, the one that is currently out, do you know that you are also responsible for the slanting sidewalk that goes to the front porch door and that you are also responsible for your brick? That is exterior maintenance. The sidewalk is in common ground and should be the responsibility of the HOA. You guys have to read the documents. Someone is going to fall on the sidewalk to your home and it may become covered in ice and you are responsible for it. When you do updates, you need to highlight the changes and have a list of all the changes that were made, the date and the reason for the change.
 - a) *BOD Answer:* Yes, you should read the Maintenance List and if you disagree with it, there is a procedure for getting your information to the BOD. We will be highlighting the changes.
 - b) *BOD Answer:* You have a valid point. We do have a revision history that we will be publishing with this new revision that goes up on the web so we can keep track of those revisions made. Previously, no one has done that. It is an evolving situation. It is not perfect but we are trying our best.

L. Anthony Hester, 8521 Christalina Ln.

1. *Question:* I don't want to become involved in any controversy but I may get caught up anyway. If the BOD has the money, they could go ahead with the repairs. The problem is that the BOD does not have the money. The only way the BOD can get the money is for us, as a community, to pay the money. The BOD does not want a special assessment. I understand that. My question is whether it is feasible to propose a special assessment be requested by the community to be voted upon. Some will be in favor and some will not. If you have a contract out there with one of these

3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS OPEN FORUM ON DORMERS MEETING MINUTES OF JANUARY 30, 2026

vendors for \$50,000.00, they probably will not accept it. There has to be some way that the money is provided, which either we pay for it individually or through an assessment.

a) *BOD Answer:* I do agree with your comment.

b) *BOD Answer:* Yes, I agree with what you are saying. If we do this as a special assessment, or we take it out of this year's budget or we take it out of the reserves, it is still your money. If we take the money out of the reserves, that is money you already have paid via HOA dues that we invested to pay for the roofs at end-of-life. No matter which way we pay for it, it is still your money. There is no other way to look at it. I can't see anyway we can distinguish between our money and your money; it's everybody's money. Yes, if you want to go ahead and pay it for preventive maintenance yourself, that's fine. It is not a major expense. We are not talking about a \$3,000.00 expense. It is your house, your home, where you live which you do have to maintain in one shape or another, if you want to do the maintenance, that is fine. To commit all of the communities money, in the amount of \$60,000.00 to \$70,000.00 for an issue that isn't defined, isn't practical.

M. Mark Cotter, Owner of Three (3) Units

1. *Question:* Some of us have already paid for the maintenance. I paid for mine. If this whole issue had been dealt with by the homeowners paying \$250.00 it would be done. By putting this on the HOA, it is going to cost you more. Just pay the \$250 and get it done and close out this issue.

N. John Gabor, 2375 Stardust Ct.

1. *Question/Comment:* I disagree with you Curt. I agree that it is our money. When you pay your \$280.00 a month, it is our money. The extra \$250.00 is not in that money. Paying the \$280.00 a month is the right thing to do. Right now, you cannot even paint the dormers because the siding is wet and the paint won't stick. So when they start painting, the dormers won't be able to be painted until they are fixed. This is a one-time fix. Everybody thinks that it has to be done in the same year. If it is only a three-unit issue for a water leak, it is not really the big issue. Why don't you do this over a two-year period? Right now you aren't going to spend that money on drainage are you?
 - a) *BOD Answer:* The drainage right now has been completed with the last known drainage issue completed. That doesn't mean we won't have more. The reason we had to do the drainage was that water was coming in contact with the foundation of homes. The BOD did not want a liability issue come back or a legal action. Let's look at the drainage situation for what it is. We think that we have fixed all of the drainage issues at this time but we cannot know what might come up. Certainly, there may be other areas that we don't know about or will become an issue in the near future. We based the budget on what the current knowledge was and what needed to be done. If we don't need that money in a year, certainly we can use that money for something else.
2. *Question/Comment:* Yes, the money can be used for something else. We did not get a special assessment; it was in the money that we have to pay every month no matter what. It was in the Operating Budget. When you look at the Reserve Study, it is broken out into two (2) components: what you've got to do in the future and what you have to do every year with your Operating Budget. Guess what is in the Operating Budget every year? General maintenance items are there for the Operating Budget. The BOD is supposed to do these. They are doing one-time repairs to fix an issue. This is a one-time repair for the dormers to extend their useful life. If you don't get a roof leak, you don't have to fix anything.
 - a) *BOD Answer:* It would be irresponsible in January to assume that we won't have any expenses in that category.

**3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
OPEN FORUM ON DORMERS MEETING MINUTES OF JANUARY 30, 2026**

O. Alice Pollak, 8820 Vandalay Dr.

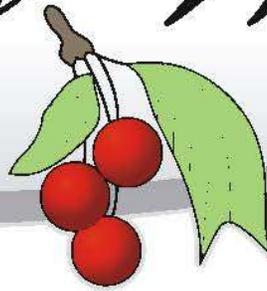
1. *Question/Comment:* I had a leak in my dormer and it turns out that it was caused by the pipes that are under the interior step to the dormer area. It doesn't run straight but curves down. The leak was in the pipes that caused the leak in the garage. You cannot assume that all dormer leaks are caused by the siding coming in contact with the roof shingles.
 - a) *BOD Answer:* What she is describing is what I have seen in homes here. The pipes that come down from the roof and turn at a 90-degree turn to a horizontal. The water will track that pipe and it will go to a place in a different location that has nothing to do with where that hole is in the roof. It can be misleading as to the cause of a leak. If you inspect it carefully, you can tell by the discoloration of the plywood or the particle board. It becomes black in those areas. It does cause difficulty in locating the reason for the leak.

P. Karyl McClellan, 8328 North Star Ct.

1. *Question:* Our next door neighbor had a major concern and spent about \$3,000.00. When we found out that there was a person in the neighborhood that could cut off the siding, we jumped on it right away. When we found a spot in the ceiling in the garage, we did not bring this up to the BOD and say to them we have to have this fixed. We did the preventative maintenance. We do not have a finished upstairs and we have been up there several times and did not see a leak until it made the spot in the garage.

5) ADJOURNMENT: C. Dubac/P. LaCourse: Adjourned the Open Forum on Dormers 3CW HOA BOD Meeting January 30, 2026, at 11:31 AM.

3 Cherry Way



Meeting Agenda:

- **Call to order**
- **Roll call verification**
- **Present meeting agenda**
- **Open forum meeting subject explained**
- **BOD presentation and comments**
- **Residents Q&A – 3-minute limit**
- **Adjournment**

Meeting Guidelines:

- **Meeting will be recorded.**
- **Sign-up sheet for those who want to speak**
- **Robert's Rules of Conduct are in effect**
- **Hold questions and/or comments until the BOD presentation is completed**
- **All who wish to speak must have an opportunity to speak once, before speaking a second time**
- **Questions/comments unrelated to the meeting subject will be deferred to a later time**

Presentation Outline

- 1. CC&R Section 5.02 Use of Assessments – Determination by Board of Directors of the Association.**
- 2. Dormer Siding Repair Quotes**
- 3. 3CW HOA Position – Preventive Maintenance**
- 4. 3CW HOA Position – Dormer Reimbursement**
- 5. 3CW HOA Position – Maintenance List**

1. CC&R Section 5.02 Use of Assessments – Determination by Board of Directors of the Association.

- (a) The Board of Directors of the Association shall be responsible for determining the proper use of the assessments that are collected. **By way of example, and not as a limitation or as an express direction, the Board may determine to use the assessments to pay the following costs:**
- (2) the cost of maintenance, upkeep, repair and replacement of the following components of the Dwelling Units: **roofs, exterior structural elements** of Dwelling Units (including maintenance of **roofs, exterior painting**):
 - (8) the costs of providing **exterior maintenance** to the Dwelling Units by way of **painting or staining exterior boxing**, and by way of **maintaining the roofs**: and the costs of all utility service to the Common Property.

1. CC&R Section 5.02 Use of Assessments – Determination by Board of Directors of the Association.

- (b) Except as provided expressly in this Declaration or as may be agreed to by a majority vote of the Association, **all other duties for the repair and replacement of any part of a Dwelling Unit shall be the Owner thereof.**

2. Dormer Siding Repair Quotes:

- Mr. Handyman - \$315 per dormer**
- Mountain Ridge - \$350 per dormer**
- Total community cost of \$63,000 to \$70,000**
- Note – HOA requires licensed and bonded contractors.**

3. 3CW HOA Position – Preventive Maintenance

- If homeowner decides to perform preventative maintenance of the dwelling unit, including the roof and dormer, **prior to end-of-life cycle**, the resident will be responsible for associated cost
- **At the roof end-of-life cycle, the HOA is responsible for associated costs** including trimming of the dormer siding as part of the roof replacement.
- If a dormer leak is confirmed **prior to end-of-life cycle** related to the dormer siding where it contacts the shingles, **the HOA is responsible for associated costs and will remediate repairs on an as-needed basis.**

4. 3CW HOA Position – Dormer Reimbursement

- The HOA will **not** issue reimbursements for preventative maintenance performed on dormers or any other preventive maintenance to townhouse exteriors.
- If a homeowner maintains they are due a reimbursement from the HOA for a **dormer siding leak repair**, send an email to 3cwhoa@gmail.com to request a hearing with the BOD to review/discuss details.
- Following the hearing the BOD will review and determine if repair costs are the HOA's or homeowner's responsibility.
- The HOA is not responsible for any damage to the **interior** of a home resulting from roof leaks.

5. 3CW HOA Position - Maintenance List

- The BOD considers the Maintenance Responsibility List to be a document that will continue in time, i.e., it **cannot be adopted with finality.**
- This document **will be revised as necessary** by the current and future BODs.
- The BOD will add more specific wording to clarify throughout as needed.
- The BOD will update and post, on the website, the latest approved maintenance list.
- The BOD will send an email notice to the community advising when a new maintenance list has been posted.

Proposed Revisions to Maintenance List

<p>Dormers</p> <p><u>HOA Responsible:</u></p> <ul style="list-style-type: none"> When a dormer leak is confirmed prior to the <u>roofs</u> end-of-life cycle and it relates to the dormer siding. These issues will be remediated on an as-needed basis. At the roof end-of-life cycle, the HOA is responsible for associated costs including trimming of the dormer siding as part of the roof replacement. <p><u>Homeowner Responsible for:</u></p> <ul style="list-style-type: none"> Preventative dormer repair and painting. 	X	X
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3 Cherry Way

