

DRAFT

Board Meeting Minutes

May 22, 2014

Homeowners are encouraged to contact Steve at C&C if they see any damage from the hail storm.

Called to Order:

The meeting was called to order at 5:05 PM. Board members present were John Foss, Bob Jones, Sally Metzger, Doug Massingill and Susie Nulty. Steve Kouri from Courtney and Courtney (C&C) was present.

Executive Session

Approval of Prior Meeting Minutes:

The April 2014 meeting minutes were accepted as submitted.

President's Report: The hail storm damage was discussed and Steve clarified our insurance coverage deductible for such occurrences: 2% or \$375,000 or approximately \$6,000 per unit. The roofs will be checked for damage and gutters may need to be cleaned. The fan leak in #10 will be checked. There may be building gutters that were not cleaned as needed during the spring clean, specifically units 54-60 will be reviewed. Several broken light fixtures and numerous paint dings will be addressed.

Treasurer's Report: See attached report. Financial position is very good. Several owners are not paying the dues increase and C&C will continue to correct those delinquencies. The increase in the trash/recycle pickup due to "fuel charges" was discussed and Steve will get proposals from other vendors for board review.

Committee Reports:

Social – The resident get-togethers at the pond will resume in June – June 13th will be the first gathering then scheduled for every other week.

Landscape – The trees planted along the wall at #15 were discussed and options reviewed. Spending funds to transplant, set up irrigation and re-plant was considered too expensive at this time. John contacted the Fire Department and there is a waiting list for the fire mitigation program. John, Sally and Susan Scott (John will invite Susan to help) will work up a plan for combustible shrub replacement that will hopefully include residents' input and funding. Mile High has planted new trees and owners have been given watering instructions until these trees are established. The sprinkler system is having scheduling problems and costs to replace the timer will be researched. Steve has scheduled a meeting with HT to discuss mowing issues and will also make arrangements to address the leveling of the entrance at #99 – an estimate will be requested.

Architectural Control Committee – A deck extension has been requested and is in the process of review and modification for #40.

Maintenance – Gutter cleaning was discussed. Brownie will be painting bridges where needed. New wood for last group of siding project has been purchased and contractor has started to prime boards. Homeowners are encouraged to contact Steve at C&C if they see any damage from the hail storm. Street and parking area seal-coat is scheduled for the end of July as all wood from siding project should be out of parking areas by mid-June. Problem with deck settling due to downspout water damage discussed and options reviewed. The pond electric work and pump repairs are completed – last year repair costs were \$4,000.

Property Manger's Report: The aged receivables were reviewed and letters have been sent to owners not paying increase. Steve met with concrete company prior to meeting to review some problems at #58 and #60.

Old/New Business:

Covered during committee reports

Adjournment: Meeting adjourned at 6:50pm. The next Board meeting will be on June 19, 2014 at 5pm, in unit #30.

Respectfully submitted,
Susie Nulty