

---

**Board Meeting Minutes**

January 22, 2015

**Called to Order:**

The meeting was called to order at 5:10 PM. Board members present were John Foss, Bob Jones, Lynn Ostler, Doug Massingill and Susie Nulty. Steve Kouri from Courtney and Courtney (C&C) was present.

**Approval of Prior Meeting Minutes:**

The November 2014 minutes were ratified.

**Chairman's Report:** Included in New Business

**Treasurer's Report:** See attached report. Due to timing of insurance refund, the year ended with approximately \$10K under budget. Discussion on where funds for assessment, insurance claim monies and other postings needed for clarification. There are only about 2.5 of the Special Assessments to still be collected. The net expenses for the year were approximately \$4K over budget (maintenance \$10K over + admin \$3K under + utilities \$3K under).

**New Business:**

- Weather permitting, the roofs and gutters will be completed by tomorrow. The Board thanked Lynn for all her help and oversight during this project. Her time and efforts are appreciated by all. Lynn prepared a punch list that was reviewed by the Board. Ice melt is still needed on buildings without gutters. Several downspout extensions are also needed.
- Pond committee has not met recently but Lynn will arrange for a presentation of a "pondless" waterfall the end of February.
- There is a window report from the Insurer.
- The utility company is being asked to fix the driveway at #28.
- The guest parking problem was discussed and will be addressed.
- Discussion of insurance coverage; John provided a memo to the Board with various information for our consideration; the HOA web site FAQ needs to be updated and John will contact Sam.
- Several open issues reviewed including lighting outages, pet waste cleanup, snow removal, landscaping and snow removal notifications.
- The Mountain High proposal was reviewed and approved.
- The 2<sup>nd</sup> payment to BluSky was approved by Board.
- Steve Kouri announced the Board Education program is now scheduled for April 25, 2015.

**Adjournment:** Meeting adjourned at 6:35pm. The next Board meeting will be on February 19, 2015 at 6pm, in unit #53.

Respectfully submitted,  
Susie Nulty