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## Board Meeting Minutes

March 17, 2016

### Called to Order:

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

### Approval of Prior Meeting Minutes:

The February 2016 minutes were ratified.

### Treasurer's Report:

Report will be submitted later. The check register was reviewed and a question was raised last month regarding the Mountain High invoice has been resolved. Pump house electric bill will be researched.

### Old & New Business/Discussion Items:

- Bridges:** Materials prices from Brownie were discussed and the Timber Tech option will be used for consistency. Next week Brownie will start the replacement of 2 bridges plus reinforcement, weather permitting.
- ACC request:** A deck door replacement was discussed but owner has decided to delay the replacement.
- Solar lights:** There was discussion of solar lights that are working well in some areas and not others. A newer model will be purchased to test in the shadier area to see if charge will hold longer. The battery life is about 5 years and the light life is about 10-15 years with an approximate cost of \$200. Cost estimates will also be obtained from an electrician and also the underground cabling company used by Comcast for consideration of future repair options.
- Street sealing:** Steve distributed 2 bids; the company used in the past has not changed their rates. After review and discussion of the 3 rates and approaches, the Board decided to possibly use the Avery option after Steve has them re-evaluate the roadway in front of #99-93 where there was considerable water seepage during the rains. Steve will also ask Avery for the cost to repaint arrows at the entry.
- Concrete work:** Available board members will walk the property on Sunday at 1pm to determine where concrete replacement or lifting may be done this spring. Driveways, walkways, sidewalks and curbs will be reviewed. Steve will ask Colorado Flatworks (concrete) and A-1 (lifting) for estimates. Trip hazards will be a priority.
- Resolution:** Steve will review the board's questions with a lawyer prior to notarizing.
- Shingle repair:** Steve will check with BluSky about the shingle repair at #42.
- Chimney cap repair:** Neal's has provided an estimate for the chimney caps to be repaired on all buildings. Board approved this expenditure and the work will start next week (weather permitting) and take a group of 3 workers about 1 week to complete.
- Water:** The irrigation system and pond water will likely be turned on in mid April depending on weather and watering needs. Earl will be handling all the sprinkler and irrigation repairs (not CorBrans). Earl will be asked to check the pump house regarding the high electric usage and noise from that location.

**Adjournment:** Meeting adjourned at 6:30pm. The next Board meeting will be on April 28, 2016, at #60.

Respectfully submitted, Susie Nulty