
Board Meeting Minutes

November 17, 2016

Called to Order:

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

Owners Forum: No owners except for Board were present.

Approval of Prior Meeting Minutes: The September 2016 minutes were ratified.

Treasurer's Report:

Bob presented the Treasurer's Report and the check register was reviewed. High water costs due to lack of rain and snow are expected.

Executive Session: Several issues were discussed.

Old & New Business/Discussion Items:

-Legal: The legal bill was reviewed and it was decided not to retain counsel unless needed in future.

-Irrigation: The water for irrigation system and the Falls was turned off on Monday, November 14th.

-Insurance: New policy is now in place with 2nd payment made. The 3rd payment is due on December 15th. Options in early 2017 and September of 2017 were discussed with existing and possible new quotes to be considered at a later date. CCIOA (Colorado Common Interest Ownership Act) was brought up by Lynn and a sample regarding HOA insurance claims will be sent out for Board review and possible inclusion in our regulations.

-Arborist: The Mountain High proposal for the coming year was reviewed and approved. Steve will ask for an advanced schedule when the agreed upon tasks are to be completed.

-Landscaping: Options for some xeriscaping including estimates received were reviewed. Several problem areas will be addressed as soon as possible with additional areas worked on in future. The xeriscape plan developed a number of years ago will be reviewed (Steve and Susie will try and find the document).

-Storm Drain Pipe: Lynn displayed a photo of pipe damage and soil level. An estimate for the concrete repair will be obtained and reviewed by Board. After the repair, Earl will work on building up the soil level. Lynn is working with the golf course personnel and the city to determine water runoff options and mitigation.

-Roof leak/siding repair: Further information and an additional review of problem was obtained. Steve will again request water test results from BluSky.

-Chimney work: Starting on November 18th, the chimney tar sealing work will be inspected for any problems.

-Owner drain lines: Bob will contact Arrow regarding scheduling drain line scoping in the spring/early summer as owners must be home for this work to be done.

-Owner requests & issues: Several discussed and parking problem reviewed.

Adjournment: Meeting adjourned at 6:35pm. The next Board meeting will be on January 26th at 5pm in unit #53.

Respectfully submitted,
Susie Nulty