
Board Meeting Minutes

July 20, 2017

Called to Order:

The meeting was called to order at 5:00 PM by Lynn Ostler. Board members present were Lynn Ostler, Bob Jones, Dan Sollee and Susie Nulty. Susan Scott was absent. Steve Kouri from Courtney and Courtney (C&C) was present.

Approval of Prior Meeting Minutes: The June 2017 minutes were ratified.

Treasurer's Report: Bob e-mailed the Report to the Board & the check register was reviewed. Lynn reviewed the insurance payments and the extra payment will be voided. The recent high water utility bill was reviewed. The cost of a single water cycle for the entire complex is \$375 and the high charges covered the dry June period.

Executive Session: Several issues were discussed.

Action Items from Last Month:

1. The problems with Guest Parking continue and owners should be aware that the HOA will enforce the rules and fines per the regulations. Collins Towing will handle removal of unauthorized parking vehicles and a sign will be posted near the complex entry. The certified letter sent to Mr. Early regarding the parking in fire lanes was not accepted and returned to C&C.
2. Reserve Transfers and Retained Earnings listings on Financials were resolved per Bob's satisfaction. We will not consolidate the reserve allocations in order that owners fully understand the savings requirements and use of those funds.
3. C&C is still trying to remove the YTD variance and add the variance of actual to annual budget column on the financials.
4. Steve located the xeriscape information given to C&C by Jerry Bruning and the CD has some CAD files that we will try and print.
5. BluSky still needs to schedule the interior repairs of #66. Steve will contact owner about coordinating the timing of repairs.

New Business:

1. See reference to Collins Towing in #1 above.
2. Insurance quotes have been requested and agents will provide the details within the next several weeks. The Board will have at least 3 to compare and review. Steve will forward them to the Board members as they are received.

Old Business:

1. Low-profile sprinkler head replacement will continue by Earl
2. In future, Bear Claw will notify us in advance when they will be spraying.

Additional Items:

1. #97 may be needing an exterior modification for radon mitigation and the owner will submit an ACC form if necessary.
2. The annual meeting will be scheduled for September 21 if Steve can confirm location reservation at the Broadmoor Community Church.
3. The bill for recent gutter cleaning has not been received.
4. It was noted the VRBO's are forbidden by the city of Colorado Springs and by our declarations. There was discussion about making our HOA a 55+ community. This change to the declarations will be added to the annual meeting agenda for a vote of the owners.

Adjournment: Meeting adjourned at 6:25pm. The next Board meeting will be on Thursday, August 17th at 5pm in unit #93.

Respectfully submitted,
Susie Nulty