
Board Meeting Minutes

March 16, 2017

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 February 2017 minutes were ratified.

New Business: The early spring watering was discussed and temporary schedule reviewed. Starting next week, the irrigation will be used on Tuesdays, Thursdays and Saturdays only during the day to avoid freezing. The weather forecast will be monitored.

Treasurer's Report:

Bob presented the Treasurer's Report and the check register was reviewed. It appears that there was a late fee charged by the insurance company and if so, C&C will cover. Steve will schedule the insurance payment before the 15th of each month in future to avoid the late charge. The goal again this year is to transfer funds to the reserve account if possible. Currently the snow removal costs are under budget. Steve will check to see where the interest income is reflected in the new format financial reports.

Executive Session: Several issues were discussed.

Old & New Business/Discussion Items:

-Bobcats in complex: It was agreed that the notices could be removed from the mail kiosks.

-Hail damage review: The board will meet at 3pm on Saturday, March 18th for a walk-through to review hail damage and other issues. M&D Renovations could do the paint touchups if necessary.

-Concrete work: The annual concrete replacement and lifting will be delayed until next year unless any trip hazards are identified during the March 18th walk through.

-HVAC vent caps: The vent cap at #72 was likely damaged during a storm and causing recently discovered leaking was replaced by Neil's Mechanical. Bids to replace all 63 (1 recently completed) were reviewed. The Board would like M&D to complete this work after their paper work is submitted to C&C to verify insurance and such.

-Newsletter: The newsletter draft was reviewed and will be emailed and sent via USPS to all owners and renters.

-Reserve Study Update: Lynn has worked on a reserve study update through 2052 which the Board will review. It may be given out to the owners at the next annual meeting.

-Owner Directory: Steve reviewed several available options and will ask Sam about setting up a password protected section of our web site. Per Colorado law, the Board officers contact information must be available to owners. Gmail addresses will be set up for the Board for public access.

-Landscaping Plan: Steve will look for the 2003 landscaping plan in the stored records.

Adjournment: Meeting adjourned at 7:10pm. The next Board meeting will be on Thursday, April 20th at 5pm in unit #60.

Respectfully submitted,
Susie Nulty