

## **Board Meeting Minutes**

May 23, 2013

### **Called to Order:**

The meeting was called to order by Bob Jones at 5:05 PM. Other board members present were Sally Metzger, Doug Massingill and Susie Nulty. Rob Alleger and Cliff Benson were absent. Steve Kouri from Courtney and Courtney was present.

### **Executive Session:**

No topics to discuss.

### **Approval of Prior Meeting Minutes:**

The March 2013 meeting minutes were accepted as written.

### **No President's Report:**

Board members discussed tree spraying and gutter cleaning issues.

Rob spoke to Bob earlier about painters and the plan to restart their work now that the weather has improved. Proposals for various phases have been requested and will be reviewed with approval needed. Scott Hobbs, carpenter, has secured a siding source in Denver. We will consider a locked storage unit to secure materials. Steve has put Scott in touch with painters for coordination. Reserve funds will be used for this project since the replacement of this quantity of 30 year old siding is not a normal maintenance and repair issue.

### **Treasurer's Report:**

See attached report. Financial position is very good. \$15,000 has been moved to Reserve Funds. Past due owner is on schedule with payment plan.

### **Committee Reports:**

Landscape/Maintenance Committees – Mud jacking & concrete review will be held on Wednesday, May 29<sup>th</sup> with Steve and available board members. Steve will ask Chad to replace missing metal edging just south of front entrance.

Architectural Control Committee – Four new requests received by ACC and processed.

### **Property Manger's Report:**

Steve is working with Chad on several landscaping issues – owner complaints and dead bushes.

Replacements and drip system reviewed. Adding several Xeriscape areas was discussed and utilizing Moisture Manager (\$1500 for entire complex) during July & August was reviewed. Steve will let us know outcome of several test lots in the northern part of Colorado Springs. Crab apple trees have been sprayed. The gutter maintenance will be reviewed with the down spout clearing verified. Steve warned of an insurance scam involving coverage of sewer lines.

Susie attended the Courtney & Courtney HOA Board Member Leadership & Training Seminar on April 25<sup>th</sup>. It was very well organized and there were excellent speakers who covered relevant topics.

### **Old/New Business:**

Bob will write a resolution draft covering owner deck add-ons.

### **Adjournment:**

Meeting adjourned at 6:15pm. The next Board meeting will be at 5pm on June 18, 2013, in unit #53, Susie Nulty's home.

Respectfully submitted,

Susie Nulty