
Board Meeting Minutes

May 21, 2015

Called to Order:

The meeting was called to order at 5:05 PM. Board members present were John Foss, Bob Jones, Lynn Ostler, Doug Massingill and Susie Nulty. Steve Kouri from Courtney and Courtney (C&C) was present.

The passing of long time resident and past Board President, Bill Weber #42 was noted and the current Board expressed their sadness at this loss. Our sympathies are extended to Bill's family and friends.

Approval of Prior Meeting Minutes:

The April 2015 minutes were ratified.

Chairman's Report: The revised insurance package with the adjusted (increased) replacement cost for entire complex, increased to \$19 million but the effective date is not determined at this time.

Treasurer's Report: See attached report. C&C provided the Board members a new list of checks that will be signed at this meeting. This list was reviewed and there were no questions. The owner delinquency report looks very good with only 2 owners with minimal amounts only slightly past due.

Old & New Business/Discussion Items:

Landscape and other issues

-The cleanup day scheduled for May 30 was discussed and it was decided to cancel due to rain and other factors. The August date will still be planned as scheduled.

-The community garage sale will take place on June 13th. C&C will send out an email with dates for the garage sale, the August cleanup and the annual meeting.

-The irrigation line break behind #20 will be repaired by HT after the rain subsides.

-We will request an itemized bid for the railroad tie removal and bush removal to the east of #20 from Dan.

-Sewer work repairs by owner discussed and email messages reviewed by Board.

-Owner asked for recommendation for removing juniper roots so new bushes may be planted. Steve will contact Fiske Landscaping who will be asked to help the owner.

Maintenance

-Electric repairs to service box were reviewed. C&C will let Board know what the cost of the last similar repairs were so equitable settlement may be considered.

-Water infiltration issue in one unit was probably caused by ground water but since garage is also wet, it could be from recent rains. C&C will call an engineer to see what cost would be to determine the issue/cause.

-Various leaks were discussed. BluSky is checking and repairing those on roof areas and chimneys.

-Colorado Springs Utilities was called to check on water seepage between #93 and #91 on roadway. They determined it was not a water main but rather from recent rains. If water seepage continues, the utility company will investigate further.

-External sump pumps: One was checked and is working correctly. C&C will get a bid to have all exterior sump pumps checked by Atlas Engineering.

-The one solar test lamp was discussed and Board thought a brighter one was needed. Lynn will order one for further review & testing.

-The painting of the buildings by BluSky has been delayed due to rain. C&C has contacted HT regarding the shrub cut-back requirements.

-Road repairs will be scheduled soon.

ACC

-Request to install patio in front of unit has been denied.

-Pond work will begin the end of next week.

-Outgoing mailboxes have sustained additional damage. Lock cylinder needs to be replaced on one of the kiosks and Steve will send Lynn the contact information.

-Electrician has been sent repair bill but has not responded. Steve will follow up.

Miscellaneous

-Steve will check on a voided check entry and an earnings amount of \$300.

-Annual meeting will be on September 24, 2015

Adjournment: Meeting adjourned at 7:12pm. The next Board meeting will be on June 18, 2015 at 5pm, in unit #64.

Respectfully submitted, Susie Nulty