
Board Meeting Minutes

August 17, 2017

Called to Order:

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

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

Treasurer's Report: Bob e-mailed the Report to the Board & the check register was reviewed. The water bill has gone down since the high in June due to frequent rains. Check register was reviewed and Steve will call on the \$67 charge from Bear Claw. Steve will also void the \$380 check as that amount was prepaid in December.

Action Items from Last Month:

1. The insurance quotes are still being assembled and the Board will review options at a special meeting on August 31st at 11 am. The current carrier has submitted a quote and several other are expected soon.
2. Roof leaks and repairs are ongoing. Currently working on #27 and #66.
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 reported that the new accountant has not finished the tax returns.

New Business:

1. There is a roof leak at #57.
2. Several other items will be discussed at the end of the meeting.

Old Business:

1. Low-profile sprinkler head replacement will continue by Earl with a bid being provided to do this work along Broadmoor Valley Road.
2. Bear Claw will notify us in advance when they will be spraying. Signs were posted at entry and near #51 prior to last spraying.

Additional Items:

1. Several ACC requests have been received and reviewed including removal of some junipers and window well work.
2. The HOA has been notified that there will temporarily be a dumpster in the driveway of #50 for a remodel project.
3. The annual meeting is scheduled for September 28th and Steve confirmed location reservation at the Broadmoor Community Church. The Board will meet at 5pm and the General Meeting will begin at 6pm.
4. 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. The legal document drawn up by a lawyer was reviewed and several modification suggestions were made regarding age restrictions. A letter from an owner was reviewed. Pros and cons were compiled for distribution to owners.

Adjournment: Meeting adjourned at 7:15pm. The next Board meeting will be on Thursday, September 28^h at 5pm at the Broadmoor Community Church. A special meeting to review insurance quotes will be held on August 31st at 11am at unit #64.

Respectfully submitted,
Susie Nulty