

January '23 HOA Board Meeting Agenda
1/09/23 Via Zoom at 6:30 pm

Board Members:

Gregg Missbach, (2024)

Bob Epp, (2024)

Bonnie Prushnok, (2025)

Karen Ramon, (2025)

Laurie Riedeman, (2024)

Property Manager Al Orendorff, Trio Property Management

Owners present: Kristin Caldwell, Matt Hise, M. Hill

6:35pm Motion to approve the minutes: Gregg made the motion; Karen 2nd. Approve minutes 5-0. Changes to agenda: Laurie deleted insurance. Concern recently about burst pipes –if owner is gone, how do we handle?

Manager's report:

Expenses: Al reported that last month HOA was s\$55K under budget, this month \$54.81K under budget. After \$41K December payments to GreenPoint Roofing; we had 9 installments remaining. The Cinch railing costs for units 942 & 937 have been sent on to owners for payment. BCG and FiveStar are getting painting estimates to us, they should have them by the end of January so we can make a decision at February's board meeting. #967 trim issue was fixed. #950 has a drain issue. It's not broken but not in good shape. If it's a single drain then the homeowner is responsible. Could cost several \$1000 to fix if it's the HOA responsibility as the street may have to be dug up. There's a sag in the pipe somewhere. There are snags inside the pipe that grab stuff and clog it. Al has asked DrainAway for an assessment and estimate. There is a possibility that it is a drain for the whole building. It could cost 5-6K to address it if replacing the whole line and then repaving the road. Fencing behind barn: Ryan has put in a new post, the others aren't in good condition. Al has asked him for an estimate. Regarding sloppy cement installment at #944, Denver Asphalt has assessed and asked for paint color for the garage and garage door, they'll sent someone out to address the problem. What appeared to be cement splash by #901 on siding, garage door, up to gutters turns out not to be cement splash upon inspection. Someone slopped something onto the building, it's unclear what it is but it's not concrete. A wet rag or sponge would take it off. A board member will address it when it is warmer. Turf Paradise sent revised contract to Al today. Regarding Jim from Hamilton Towing company, Al is playing

telephone tag with him so we're still waiting to hear what we can say on towing signage. AI will send Financials to Board.

Board activities since last board meeting:

- Executive meeting in Dec 2022: discussed trigger level for snow. It was decided that 2" for both roads and sidewalks was trigger level for snow removal.
- AI and Karen met with Denver Asphalt to look at 901 and 944 areas re: cement splash. The meeting with HOA lawyer Molly re: new HB legislation conduct and policies required by statute for HOAs. There was concern with the potential amount owners could be fined for significant health and safety measures (e.g., Noise, Hoarding, Faulty wiring). Molly said we need to have them for extreme cases to rein in an out-of-control neighbor so they don't ruin other neighbors' lives. 72 hour notice to fix for serious issues like faulty wiring that could be catastrophic for the building(s) and the HOA. First, second, third violations every two days. The Board can make those fines whatever determined as appropriate and The Board can change them. They have to be stated to the owners clearly. Currently we have \$500, \$750, \$1000. If necessary, they can be raised to \$15,000/mo.
- If someone went on vacation and didn't turn off their water, that water comes into neighbors' condos. The police get called to shut off the water and the owner's insurance covers any damage to other units. If we had an emergency situation that these fee levels couldn't address, then we'd meet and raise the fines. Motion to pass document on new health and safety violations with these fine amounts: First violation \$200, Second violation \$350, Third violation \$500 was made by Laurie. Bob 2nd. Motion approved 5-0. All the new HB HOA policies were voted on and approved by the Board. Gregg needs to sign them and then the RFL homeowners will be sent information on them. Parking signs: Molly is sending us the policy verbiage and AI will order them.

There's some ambiguity to who is managing Turf Paradise—they're confused as to what they should/shouldn't do. Karen suggests that AI be the only person who works with them. The Board agreed.

- Idea of 5-gallon buckets for magnesium chloride(MC)at a cost of \$75. Only for use by Turf Paradise. To be put around the complex. The lids have to stay on otherwise the MC will be a big block. Locating them at the mailboxes. About 13 sites. Would take up \$975 of our snow budget. Concern voiced that it is too expensive. Motion: don't pay for special 5-gallon Turf Paradise ice melt buckets around the complex, but when Turf Paradise comes out to plow, they will apply magnesium chloride on the Fordham sidewalks at a cost of \$1/pound. Laurie made the motion, Gregg seconded. Approved 5-0.

Delinquent HOA fees: as of Dec 2022, five on the list. Three are longer term; two are sometimes late. AI sends notices to owners.

New business

Lawn furniture in common area behind unit 957 is still in there. It has to be removed. Al doesn't have an update. Board wants another notice sent to owner with firm date for removal.

Subfloor in #961 – SoreThumb to come look at it. If damage caused by homeowner then they're responsible for it, whether it affects only their unit or their neighbors' units.

Concern was voiced regarding water shutoffs in buildings, some buildings have shut-offs in-unit, some are under crawl space. Some shut-off locations are unknown. Kristin stated that she can possibly obtain access to RFL plans with water shutoffs for the entire complex from a former board member who has moved. She will attempt to obtain them and will get them to Al.

7:52pm Motion to adjourn the meeting. Gregg made the motion, Bonnie 2nd. Approved 5-0.