

March '23 HOA Board Meeting Minutes
3/13/23 Via Zoom at 6:30 pm

Board Members:

Gregg Missbach, (2024)
Bob Epp, (2024)
Bonnie Prushnok, (2025)
Karen Ramon, (2025) Absent
Laurie Riedeman, (2024)

Property Manager Al Orendorff, Trio Property Management

Owners present: M. Hill, Ann Marsh, Matt Hise

6:35pm Gregg called the meeting to order. Regarding February's minutes and an issue related to #901, the Board suggested that it be added that "the Board voted 4 (1 abstain) to remove honeysuckle vine in front of 901". The motion to approve the February minutes as amended passed. Bonnie wanted to add the subject of Trees to the agenda.

Manager's report:

Regarding the Budget: There is \$241,161 in reserves. There is \$32,115 currently in operating account at end of February. There is \$47,649 in the back(operating account). The HOA is currently \$42K under budget which includes this month's payment to GP (we have only 6 payments left). There is currently \$25K in bills to pay. There are five units that are delinquent in their HOA fees. Regarding Ryan and the fencing, we don't need to do the potholing - we'll have them re-mark it. There are no crossovers between our property and the apartment side. He'll also do the fence by the barn. Regarding the new parking signs, Hamilton Towing received 2 signs - one for each side of the entrances on the fences. Al will forward Hamilton's wording, he'll send it to the board for review so there's no ambiguity. There should be something about towing. We don't have any surveillance cameras functioning so we should remove those signs. Painting bids were sent over from Five Star Painting (\$50K total - \$8700-11500/building) and H3 Painting (\$7-10K per building). *Neither bid includes siding. Both of these vendors come recommended.* BCG hasn't bid - medical/hospital issue of owner. Exterior Solutions hasn't submitted yet.

Upon discussion it was stated that Buildings 14 & 15 are the most behind schedule regarding painting, then 2 and 5 are next. The Board decided that Buildings 14, 15, 2 in 2023 fiscal

budget. Then 5 and 11 in 2024. It was decided that the Board would review the bids and vote by 3/20 Monday.

Old Business

The new HOA House Bill policy changes haven't been signed yet. Al will be getting the documents to Gregg. Then the new changes will be sent to the homeowners.

-#901 trellis - Al stated that owner wants trellis replaced and she said it was taken by turf vendors. Al to call owner and tell her that we'll dig up the honeysuckle and replace her trellis.

-Damaged mailbox structure, Al will call Turf Paradise and have them repair it. Ryan with GTL will go through and check and secure all mailboxes.

7:05 New Business

-Guest Parking violation: Bonnie stated that there is a unit that has a roommate/renter who is parking their car in guest parking. Al will investigate and then contact #923 owners about these two issues.

-Bonnie stated that we shouldn't participate in getting new trees this year and that we should spend the money on inoculating the 8 ash trees that need to be done on schedule.

7:10pm Community Input:

Anne Marsh stated that she hopes that the wishes of Building 15 are met regarding painting colors. Bldg #15 want Craftsman Brown color scheme. Bldg #14 wants the green color scheme.

The Board stated that both of those buildings are out on Fordham, so we need to make sure that it fits with the whole schematic. Al wants to know what the board wants to do and what the paint is supposed to be.

Matt Hise reported that #949's van was stolen possibly early Tuesday morning. He also stated that the big juniper bushes up against Guest Parking, from a fire-fighting standpoint those should be torn out as they're called "green gasoline". He stated that the City of Boulder is in the midst of a Junk the Juniper campaign as several apartment buildings have burned down because of them. The bushes collect leaf litter too and are basically bombs waiting to go off. They could be ignited from a car parking there or exhaust or a catalytic converter, or a tossed cigarette. He strongly urged that the bushes be removed from the entire property.

7:27 Gregg adjourned the meeting