

ELCA

The September Board Meeting was called to order by Treasurer Frank Kaplan at 10:43 AM on September 21, 2019 in the Wasson Room of the Estes Valley Library. Present were:

Secretary: Jim Buck, B6
Treasurer: Frank Kaplan, C4
Member at Large: Pat Duddleson, E3 (Via telephone)
Maintenance Manager: Joel Brown
Bookkeeper: Maria Karr, F2
Owner: Zora Thoms, B4

Please Note: Jacob Thew, D2, has moved to Arizona for a better job. Also, Jim Buck has volunteered to be Secretary and Frank Kaplan has volunteered to be Treasurer. The Board approved these actions.

FINANCIAL REPORT: Maria Karr

The Construction Account has a balance of \$6,150.65. The Operating Account has a balance of \$4557.65 while the Reserve Account has a balance of \$17,720.46. Total cash on hand is \$28,428.76. Two owners have not paid Septembers HOA fees. They have been notified. All assessments for the water mitigation project have been paid. We continue to receive monthly bills from Enviropest for rodent reduction. As the weather cools, we may reduce their services to quarterly.

MAINTENANCE REPORT: Joel Brown

Unit G1 was recently flooded by G5. G5 has a problem with the shower. The ground leveling project between D and E buildings is 95% completed. The rocks are down and several bushes need to be planted. E6 steps need to be replaced. The current carpenters work is acceptable, but does not meet the Town's new requirements, thus Joel needs to find a replacement contractor. Nate Ford has worked out well as our latest lawn service provider. At \$600 per month he is about half the price of our previous provider. We saved money this year on lawn sprinkling due to several heavy rains this summer.

OLD BUSINESS:

We need new Board Members! We currently have 3 and one lives out of state. The Board would prefer to have seven members representing 45 owners instead of just three.

The next meeting will be on October 19, 2019 at 10:00 AM in the Wasson Room of the Estes Valley Library. The meeting was adjourned at 12:30PM

Jim Buck
Secretary