

ELCA

The November Board Meeting was called to order by Treasurer Frank Kaplan at 10:00AM on November 22, 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)

Member at Large: Jane Fox, F4

Member at Large: Leslie Marshall, F1

Bookkeeper: Maria Karr, F2

Maintenance Manager: Joel Brown

Owners: Zora Thoms, B4; Donna Elston and son, H1 and Dave Gregory, Former Employee

Before the regular meeting began, Mr. Dave Gregory requested the \$1540 amount he submitted to Maria Karr, Bookkeeper, as his final payment for rebuilding the E6 steps. Mr. Gregory was terminated by Mr. Joel Brown due to poor workmanship, lacking a contractor's license, and failing to obtain a permit from the Town of Estes Park by November 1, 2019. According to the Town, the steps were not done to code and thus another company will be rebuilding the steps next week. Mr. Gregory was advised that the Board unanimously voted not to pay him his final amount. After a 20 minute discussion, Mr. Gregory left the meeting.

FINANCIAL REPORT: Maria Karr

Currently we have \$3308.15 in the Construction Account, \$3758.05 in the Operating Account and \$21,737.16 in the Reserve Account. Total cash on hand is \$28,803.36. The 3 owners that were late for October have paid. This month there also are 3 owners that are late in paying the HOA fee. Late fees were discussed. The Profit & Loss Statement shows a loss for the year of \$2042.24. Three Owners have paid for 2020 while several others most likely will. The annual State Report has been received and paid (\$10). Waste Management services have been reduced from 4 to 3 pickups per week. Dates of service will be Monday, Thursday and Saturday. Maria wants information from the Escrow Officer on any new buyers. They need the Rules and Regulations about our complex. A reminder to all, the HOA fee will be \$305 starting January 1, 2020. The fee is due the first of the month and late on the tenth.

MAINTENANCE AGENDA: Joel Brown

A van has been sitting on the property for 3 months and has not moved. This is in violation of the Rules. Apparently, the owner is moving in the near future.

1. E5 Steps: Craftsman Carpentry has pulled a permit, work to begin 11/27/19.
2. E6 Steps: Nate will repair and paint these steps.
3. If the owner does not want the metal steps, they will be asked to pay for the wood steps
4. The bricks by the shed will be used to repair the 4 patios on E building. Nate will replace the wood on the damaged fences.
5. A5 deck: Nate to replace the wood on this damaged fence.
6. Dog issues: Owners only may have dogs. A letter will be sent to the owners.

7. Gutter Guards, Ice buildup, Heaters for Gutters: F building has a black ice problem
8. Plumbing issues G building: a leaking shower
9. Sidewalks: Damaged brick walks need to be replaced.
10. Building Painting: Building E is budgeted to be painted in 2020
11. FHA renewal: Due in mid 2020
12. Joel is considering retirement

OLD BUSINESS:

The owner who has weekend visitors in her unit states in writing that they are church friends or relatives. Additionally, she states they do not pay rent but do pay a cleaning fee at the time of their departure. These guests, however are not allowed to bring their dogs.

A surveillance camera has been purchased and will be installed weather permitting.

NEXT MEETING:

The next meeting will be January 11, 2020 at 10:30 in the Wasson Room of the Estes Valley Library

Jim Buck made the motion, seconded by Leslie Marshall, to adjourn the meeting. The meeting was adjourned at 12:33PM

Jim Buck
Secretary