

ELCA

The May Board Meeting was called to order by Maria Karr, Bookkeeper at 10:20 AM on May 16, 2020 via teleconference call. The Board did not meet in person due to the COVID-19 Pandemic. A quorum was established as 6 Board Members were present.

Present were:

Secretary: Jim Buck B6

Member at Large: Pat Duddleston E3

Member at Large: Donna Elston, H1

Member at Large: Tobi Manspeaker, D3

Member at Large: Jane Fox F4

Maintenance Manager: Joel Brown

Bookkeeper: Maria Karr: F2

Owners: James Coats, C5, Zora Thoms, B4, Janet Lee, D2, Jennifer Phillips, C2

The minutes from the April meeting were reviewed and approved unanimously by the Board.

MAINTENANCE REPORT: Joel Brown

1. E6 steps have been painted.
2. Nate's contract has been completed and signed by the appropriate parties.
3. E1 building has high water pressure. The town has been notified.
4. Jane Fox replaced her concrete patio with brick at her expense. Extra brick was donated to the HOA
5. The dumpster enclosure was repaired and the damaged tree replaced after being struck by an errant truck driver.
6. Four additional trees had to be removed due to disease.
7. Phil Musser is willing to return to the Board. Jim Buck made the motion, seconded by Donna Elston to approve Phil as a Board Member. This was unanimous.
8. The surveillance camera cable was also damaged due to the truck incident. It has since been repaired.
9. A drill motor (\$230) was approved for Nate.
10. The culprit who cut off the dumpster lock was found and warned of this inappropriate behavior.
11. The owner of H1 was advised outside storage is not permitted per the Rules and Regulations.
12. The same owner was contacted a second time regarding the same issue. The Board may levy a fine up to \$100 per day for each day a violation persists. Owner also is using four parking spaces (they are allowed two) which also is a violation.
13. An owner in E building complained a second time about the high-water pressure.

FINANCIAL REPORT: Maria Karr

1. Currently we have \$3308.15 in the Construction Account, \$4716.28 in the Operating Account and \$40,787.55 in the Reserve Account
2. Several families need to pay for May. The mail will be checked on Monday
3. DORA has been paid for the year.
4. Nate has been paid for recent work activity.
5. One owner owes \$800 as her job has been dramatically cut.

6. The owner directory is nearly complete with owner approval.
7. Owner will now receive the agenda, financial statements and other documents prior to the meeting via e-mail.
8. The FHA renewal is due September 2020. Maria will contact them.

OLD BUSINESS:

1. The Annual Meeting is still scheduled at Good Samaritan on July 18, 2020. We may have to do an audio conference call if the Pandemic is still a major issue.
2. The election of officers for the 2021 Board will take place after the Annual meeting.
3. The first draft of the 2020-21 budget: Mowing, Landscaping, Painting, and now Plowing will be less this year as Nate Ford (40/hr) will be performing these tasks. The condo insurance (American Family) and water and electricity (Town of Estes Park) will see a rate increase. Upper Thompson Sanitation will offer their 2021 rate after their May 19, 2020 meeting. The Upper Thompson will remain our highest expense.
4. Condo Insurance update: American Family has averaged a 3% rate increase for the past several years. State Farm, Farmers, Geico and Allstate were contacted for comparisons. Only Farmers showed current interest. After some research, he said he couldn't compete with American Family rates this year but to contact him next year.
5. The Welcome Packet has been updated by Donna and has been hand delivered or mailed to owners.
6. Janet Lee (D2) has sent a letter to Maria regarding the continued noise coming from D3. The owner of D3 states she has done everything possible to eliminate nighttime noises. Janet has retained an attorney. A Listening device will be placed in both units for 30 days to resolve the apparent noise. Janet thanks Joel Brown for his continued support and involvement. This has been an issue for over a year

NEW BUSINESS:

1. The 2020-21 budget will be reviewed by the Board at the next scheduled meeting. Once approved, the budget will be mailed to all owners for their review and eventual approval at the Annual Meeting.
2. Phil Musser has agreed to rejoin the Board
3. Leslie Marshall has resigned from the Board
4. Tobi Manspeaker suggests we conduct a Reserve Study as to how best to utilize these funds. Historically, the Reserve Fund shows financial stability of the Association. It has been used for emergencies (2013 flood)
5. The HOA lease document has never been implemented. Phil Musser, who developed the document, will be contacted.

NEXT MEETING:

The next meeting is tentatively scheduled for June 13, 2020 at 10:15AM. This will be another teleconference. Jim Buck made the motion, seconded by Pat Duddleson to adjourn the meeting. This was unanimously approved. The meeting was adjourned at 12:22PM.

Jim Buck
Secretary

