

HOA BOARD MEETING

Date: August 29, 2015 | 9:30 a.m. MST

Next meeting:
TBD;

Attendance:
phone call

#1	#2	#3	#4	#5	#6	#7
Greg	Travis	Dave	Emma	Mark	Josh	John
Y	N	Y	Y	Y	N	N

Topic	Discussion	Action Item / Next Steps for October meeting
Landscaping & Snow Removal	<ul style="list-style-type: none"> • Need to understand what we are paying and what we are paying for. • Would be nice to have a "spring cleaning" service and was more about fixing things up, than just taking care of the lawn. • Considered exploring zero-scaping the whole property. Might also decrease the water bill which increased sharply in 2014. 	<ul style="list-style-type: none"> • Emma to get Landscaping & Snow removal fee from CHillHOA and a service that is more detailed. • Mark will try to get another from a personal contact
Concrete Quotes	<ul style="list-style-type: none"> • Front stairs - have water running through the side wall like a waterfall. Going to get worse the longer we wait. Could be a liability issue if water pools and forms ice. • Back stairs - falling apart • Brick mortar around unit 1 – Greg had a window leak because of this, mortar falling away above the window sill, causing damage (will deal with this later). 	<ul style="list-style-type: none"> • Emma will push CHillHOA for 2 quotes • Mark will try to get another from a personal contact
Budget	<ul style="list-style-type: none"> • Need to get a feel for what the big ticket items are so we're amortizing them. • Need to have an understanding of where assessments will be used and where current budget is being 	<ul style="list-style-type: none"> • Greg will try to assemble a model based on 2013 & 2014 spending. Share at early October meeting for approval to share to Owners in December • Emma to ask for from CHill HOA for landscaping and snow removal estimated

	used, and when assessments or dues increases are needed	fees
Windows	<ul style="list-style-type: none"> • Greg's windows are sticking. Not clear if windows are a common property element, the owner's responsibility, or a common property element that the owner pays for but needs to match the HOA exterior guidelines 	<ul style="list-style-type: none"> • Greg will look in to and send relevant wording from covenants
Other	<ul style="list-style-type: none"> • Board will try to meet more regularly to move items forward more quickly. • Discussion on remote owners and how to get equal help from all owners. Will keep in mind how to distribute duties. 	
Pending for future investigation / discussion	<ul style="list-style-type: none"> • Capital Improvements <ul style="list-style-type: none"> ○ Stucco - Need to identify 2+ vendors for quote and identify cost so we can start building reserves towards it. ○ Parking lot in back - Identify 2+ vendors, costs, understand whether trash bins can be re-distributed ○ Bike rack ○ HOA “calendar” to help remind people of things they need to do and when, file system for HOA documents ○ Exterior / garage power wash 	