

Garfield Mountain Townhomes Homeowners Association

Annual Meeting Minutes
November 2, 2017

*Meeting Minutes with changes
noted were approved at the
November 1, 2018 Annual Meeting*

Meeting began at 4:45 pm.

Introduction of the Board of Directors

President: Joe Hendrickson--via tele-conference
Sec'y/Treasurer: Kathleen Threet--via tele-conference
Member at large: Corry Mihm--via tele-conference

HOA Members present: Sharon Stallings--via tele-conference. No proxies received.

Introduction of Heritage Team

David Caldwell & Hilary Schwartz--via tele-conference

2016 Minutes were reviewed and approved. M/S/C. HPM will post these on the website as approved.

Old/Unfinished Business

- Corry drafted a letter in regards to the maintenance needed on the drive /breezeway between Garfield Mountain Townhomes building and the building to the south. HPM mailed out this letter in early June. Mr. Mitchell's daughter contacted HPM and stated she would need to speak with her mother in regards to the letter and would contact HPM back when they had made a decision. To date HPM has not received any contact back from the other HOA.
 - HPM will send out a second letter to Mr. Mitchell's HOA requesting cooperation with the maintenance of the drive/breezeway between the two buildings.

New Business

- Members reported maintenance is needed at the main entrance, the areas in front of units 5-7, between the two Garfield Townhome buildings, and where the drain was installed across the back drive due to wash out and the ground settling.
 - One member reported in the past the Town of Palisade installed asphalt near the main entrance to assist with the transition. HPM will look into seeing if that might be available again.
 - HPM will also obtain bids to address the other issues and present them to the Board for review.
- Landscaping
 - Some members expressed they were not pleased with the landscaping services received from Great Western this year.
 - The Board of Directors explained a formal contract was not signed with Great Western for 2017 due to financial limitation.
 - Board wants to wait on addressing 2018 needs until after they can review financials.
- Roof Repair on Older Building
 - It was determined the owners in units 5-7 will be financially responsible for obtaining a new roof for their building due to units 1-4 purchasing a new roof for their building in ~~the past~~ 2006.

- HPM can assist with the development of the reserve fund for these owners and this can be done by increasing dues or having a special assessment. Due to non-payment of dues by some this item will be tabled for now.

2017 Budget

- No contribution was made to the reserve fund in 2017. ~~This did not happen~~ This was due to non-payment of dues by some and the necessity of paying current bills. This line item will remain on the budget even though it is \$0 as the intent is to begin a reserve fund in the future.
- Proposed 2018 budget approved as presented. M/S/C. HPM will post to the website.

Nomination & election of Board Members

- All current Board members agreed to continue in their positions for another year.
- The floor was opened for nominations and Sharon Stallings self-nominated.
- All nominees were unanimously elected.

The next Board meeting will be February 15, 2018 at 5:30 pm.

The meeting adjourned at 5:46 pm.

Minutes taken by

Hilary Schwartz

Heritage Property Management