

Garfield Mountain Townhomes Homeowners Association

Annual Meeting Minutes

December 10, 2020

Meeting began at 4:09 p.m. and was held via tele-conference.

Introduction of the Board of Directors

President: Joe Hendrickson

Member at large: Corry Mihm

HOA Members present: Joe Hendrickson, Corry Mihm and Sharon Stallings. No proxies received.

Introduction of Heritage Property Management (HPM) Team

David Caldwell & Elizabeth Blevins

2019 Minutes were approved as written. Motion/Second/Carry. HPM will post these on the website as approved.

Old/Unfinished Business

- Discussion on the parking lot and entrance settling:
 - This area has been filled in the past.
 - There was gravel in front of the other building at some point in the past.
 - This topic has been discussed at a previous meeting as well.
 - Comment that the settling is causing issues with the foundation of the buildings as well as breaking pipes.
 - Comment that this issue is critical and will need to be addressed by the Board.
 - HPM can have a contractor look at the area. It was noted that some contractors will charge for this and availability may be limited due to demand for construction.
 - The owner of #1 paid to have gravel installed out of their own pocket.
 - Comment that there are not currently funds in the HOA's budget for this.
 - Brief discussion on the fact that there are delinquent owners. This topic will be further discussed by the Board at a later date.
 - Comment that the HOA could have a special assessment to address this specific issue.
 - Sharon will provide HOPM with the vendor she worked with (foundation contractor) who may offer a line of credit.
 - Photos of the problem area would also be helpful.
 - Sharon also suggested that she could pick up some bags of gravel, at the HOA's expense, to be put down. As the Town of Palisade is paving in the area they may run into the parking lot as well.

New Business

- Comment that the HOA needs another Board Member.
- Sharon advised that she is bac in her unit. She has been living elsewhere for the past year.

2021 Budget

- An updated budget was provided to the Board with a few changes. The changes were described for the other owners present.
- Comment that individual owners should be maintaining all exterior repairs for their unit.
- #3 sold and there were some requests for repairs by the new owner. The HOA has performed these repairs as requested.
- Proposed 2021 budget approved as presented. M/S/C. HPM will post to the website.

Nomination & election of Board Members

- Joe and Corry are both willing to remain on the Board.
- Comment that the current Board Members do not live on-site so it is difficult to observe issues.
- Floor opened for nominations.
- Sharon self-nominated.
- Floor closed.
- Vote to approve the slate of candidates as presented. M/S/C.
- HPM will send out an email with Board Member contact information,

Other business

- One of the new residents was letting their dog run loose and not picking up after it. Sharon spoke to this neighbor and reports that the issue has been addressed.
- Comment that there are several new tenants/residents and that the HOA may need to send out a reminder about dog waste and trash.
- There are also some weeds on the property that will need to be addressed. The HOA's vendor typically only addresses weeds, not bushes and shrubs. Comment that the property would look better if these items were addressed as well.
- Sharon advised that she has had issues with interior insurance quotes due to the appearance of the exterior of the buildings.

The meeting adjourned at 4:41 p.m.

Minutes taken by
Elizabeth Blevins
Heritage Property Management