

Minutes of the April 11, 2022, Indian Wash Townhome Association Board of Managers Meeting

Call to Order – 5:00pm

Board of Manages Present
President, Enola Miller
Vice-President, Harry Oliver
Secretary/Treasurer, Leonard Silence

Minutes of the January 10, 2022, Meeting – Leonard Silence presented the minutes of the January 10, 2022, meeting. **Approved**

Financial Reports – Leonard Silence presented a financial summary as of April 11, 2022, and copies of the February 28, 2022, financial report from Heritage Property and HOA Management. **Approved**

Action Items:

1. Proposed Board Policies – Heritage Property & HOA Management supplied templates for Board policies that are required under Colorado Statues for Association like Indian Wash. The policies covered the following areas:
 - a. Adoption and Amendment of Policies
 - b. Conduction Owner and Board Meetings
 - c. Handling Conflicts of Interest
 - d. Covenant Enforcement
 - e. Resolution Between the Association and Owners
 - f. Inspection and Copying of Association Records
 - g. Reserve Study
 - h. Investment of Reserve Funds
 - i. Collection of Unpaid Assessments

The Board made needed adjustments and signed the new policies which will replace the policies the Board approved in December of 2021. **Approved**

2. Weed Control Program – The weed control program was not approved due to the cost, but Harry Oliver will meet with WD Lawns and Dean Ward’s Spring this week and report back to the Board. **No Action Taken**
3. Officers Nominations for 2022 – Leonard Silence proposed once again doing a mailing to the members of the Association requesting nominations to the Board for the coming year. A letter will be sent as of May 1 to all members soliciting nominations for Offices. **Approved**
4. Landscaping Changes to 2721 & 2723 – The owners of units 2721 & 2723 have requested to remove at the owners’ expense some shrubs and one flowering tree. **Approved**

Announcements:

- Irrigation System Startup – The contractor, Colorado Backflow Prevention LLC, has been contacted and they will be starting up the systems in a few days once the temperatures remain well enough above freezing to be safe to open the system.
- Informal Board Meeting – The Board will get together Monday, June 6 at 6:00pm to go over anything that may be needed for the Annual meeting June 11.

Open Forum: None

Meeting Adjourned – 5:55pm