

Innsbruck Townhomes HOA Board of Directors Meeting

May 17, 2020 9:30 AM

Held at 1156 Bookcliff #11

Grand Junction, CO

Meeting called to order at 9:32 am

Attendance:

Chris Tribble unit 1

Dan Whalen unit 4

Rob Phelps unit 12

Jeff Paris unit 8

Don Almond unit 2

It was agreed that a Replacement/Reserve Study should be done and the updated every 5 years.

An Adjusted Violations Clause was begun to the By-laws with viable and written rules based on the covenants and other additions dealing with parking, tree encroachment, etc. Elizabeth Marvin with Heritage HOA Management may be able to suggest additional rules.

There does not appear to be a budget for 2020. However, the Profit and Loss Statement for 2019 has information to begin formulating a budget for 2020.

Ingress and Egress issues were discussed and it was determined that there is a recorded Declaration for Use and Maintenance running north and south on the east side of the Innsbruck property and noted on the Plat map.

The issue of the location of the Innsbruck dumpster was discussed. Further information will be gathered as to possible recording of the right to have the dumpster in the present location, prescriptive rights, rental of the present space, and negotiations with the owner of the parking lot including fencing the area off and having a combination lock on a gate.

HOA Policy and Procedures for Adaptations of Policies were reviewed and changes and clarifications were made.

It was agreed that the landscaping on the front of the building would be the responsibility of the individual owners.

It was agreed that the HOA would pay for the start up and winterization of the swamp coolers. Beyond that each individual owner is responsible for the maintenance and replacement of the swamp cooler.

Meeting adjourned at approximately 11:00 am

Innsbruck HOA mtg. 5/17/20