

Minutes of the December 5, 2022, Indian Wash Townhome Association Board of Managers Meeting

Call to Order – 4:00pm

Board of Managers Present

President, Enola Miller

Secretary/Treasurer, Leonard Silence

Absent

Vice-President, Harry Oliver

Guests: Josh Thompson, Tracey Klaver, Jean Fisher

Minutes of the October 4, 2022, Meeting – Leonard Silence presented the minutes of the October meeting. **Approved**

Financial Reports – Leonard Silence presented a financial summary as of November 30, 2022. The association has been using into its reserves to pay bills so far this year we have spent \$2,657.40 more than we have taken in for the year. We need to do whatever we can to reduce spending through the rest of the year. **Approved**

Guest Presentation: Josh Thompson of Thompson’s Landscape Maintenance presented his proposal for 2023. After some discussion and the addition of the following items:

Fertilization, Liquid Weed and Feed Application (early summer)

Pre-emergent Application to Beds (2 x March & September)

Spring Start Up & Fall Winterization of the Irrigation System

The contract will be approved once the additional work is included in the contract.

Action Items:

1. Board Resignations and Board Appointments – The resignation of Harry Oliver was approved by Enola Miller and Leonard Silence. The appointment of Tracey Klaver to fill the remainder of Harry’s term was approved by Enola Miller and Leonard Silence. The resignation of Enola Miller was approved by Tracey Klaver and Leonard Silence. The appointment of Jean Fisher to fill the remainder of Enola’s term was approved by Tracey Klaver and Leonard Silence.
2. 2023 Proposed Budget – The proposed budget for 2023 totaled \$27,720 to include the increased costs of the Associations property insurance and the increased to the Thompson’s contract. To fund the budget the Association will need to increase the monthly fee from the 2022 fee of \$140 per month to \$165 per month, a \$25 increase.

Indian Wash Townhome Association
Annual Budget
Prepared by Leonard N Silence

	FY 2022	FY 2023
Revenues		
Monthly Fee Revenues	<u>\$ 23,310</u>	<u>\$ 27,720</u>
Expenditures		
Insurance	\$ 7,500	\$ 10,000
Lawncare - Basic Service	8,660	12,500
Lawncare - Other Services	700	540
Building Repairs	-	1,000
Irrigation System	1,300	500
Management	3,000	3,000

Administrative Costs	50	180
10% Reserve	2,100	-
Total Expenditures	<u>\$ 23,310</u>	<u>\$ 27,720</u>

The budget was approved.

3. Irrigation System – We have transferred our irrigation maintenance to Thompson’s for 2023.
4. Building Maintenance – Soffit and Facia Repairs - The Board was not able to get a contractor to do the soffit and facia of 2722 and 2734. We will work to get a contractor to complete the work in 2023 and we have budgeted \$1,000 to do the work.
5. Signature Resolutions – Leonard Silence presented a resolution to authorize a change to the signatures on our accounts at the Colorado Credit Union accounts for the Association. The resolution lists Leonard N Silence, Tracey Klaver, and Jean Fisher as the signatories on the accounts. The resolution was approved.

Announcements: None

Open Forum: None

Meeting Adjourned – 4:35pm