

700 Golfmore Homeowners Association

Monthly Meeting Minutes
Saturday, July 3rd, 2021

1. Call to Order: 11.30 a.m.

2. Roll Call:

Pauline Lyttle-Porter – President
Randy Thompson – Vice President
Dena Thompson – Secretary/Treasurer

3. Review of YTD 2021 Financials:

- Alpine Bank Operating/Buildium \$ 3,017.44
- Capital Reserve: Alpine/Buildium \$33,069.50
- June Expenses: Operations \$2,392.60
- Budget approved, following discussion & review. No concerns

4. Old Business:

- a) Radon stack needs painted to match the building.
Painting needs to be completed in 30 days
- b) Second opinion from Grande River Environmental deems J/K Unit radon results completely unreliable and should not be used, because:
 - Contractor is no longer certified by the State of Colorado.
 - Contractor used older devices, no longer deemed accurate
 - Contractor's business model constitutes a conflict of interest, because he sells both measurement and remediation equipment and provides improper documentation which is not signed.
- c) Backflow Test & Documentation:
The domestic water test and compliance paperwork is complete and up to date.
City has corrected its address for the HOA again. **Completed**
- d) Randy will contact PNCI again to request a bid and schedule the repair of the window sill and seal of Unit I.
- e) The Landscape Control Manual and Plant List will be finalized and presented to the Landscape Committee this month. Following any changes, it will be sent to the board for a vote. Goli Homayoun is joining the Landscape Committee as the 3rd member. The manual will be posted on the website as well as in book form once approved.
- f) Insect Spraying: Per Recommendations from Jerry's Pest Control
 - For 2021, two additional sprayings. July and September
 - For 2022, March, April and May and re-evaluate for July and September

- g) PNCl maintenance is usually done the 1st Tuesday of the month. Pauline and Dena will monitor for a few months. Vern Herold has resigned and this makes supervision difficult until he is replaced. The monthly list of maintenance tasks is open for changes in the annual meeting.

5. New Business: None

6. Open Discussion:

- a) Begin planning the annual budget.
- b) Identify changes to operating costs, usually increases.
- c) The HOA Annual Meeting will be held the first week of December. A meeting place will be solicited.
- d) A short survey of the members soliciting feedback about the management of the HOA is planned. It will either be emailed in an "edit ready" mode or mailed to members.

Adjournment: 12:30 p.m.

Submitted by: Dena Thompson, Secretary/Treasurer
July 3, 2021