

# **700 Golfmore Association, Inc.**

## **Monthly Meeting Minutes**

Sun., Feb. 16th, 2020, at 11am  
Keller Residence, 700 Golfmore Dr., Unit C, Grand Junction, CO 81506

1. **Call to order:** 11:15am
2. **Roll Call:** Pauline Lyttle-Porter - President ; Richard Keller - Vice President ; Lindsay Keller - Secretary/Treasurer
3. **Review of YTD 2020 Financials**
  - a) Review of YTD Budget Comparison
    - Total Income: \$11,245.69
    - Total Expenses: \$6,443.75
    - Net Income: \$4,801.94
  - b) Review of Alpine Bank and Buildium balances
    - Alpine Bank Operating Account: \$8,305.46
    - Alpine Bank Capital Reserves: \$61,135.60
    - Buildium Operating Account: \$8,305.46
    - Buildium Capital Reserves: \$61,135.60
  - c) Delinquencies: None
  - d) Concerns: None
4. **Action Items**
  - a) Water Pressure Valves
    - Pressure relief valves were not required code when lines were installed in 1983. Units A, D, G, H and I need pressure relief valves. Units B, C, E, F, J/K and L have pressure relief valves installed (the pressure relief valve on Unit B line is not operational and should be replaced). The pressure on all lines should also be tested and reduced to 75psi.
    - Richard K. to contact 2H Mechanical.
5. **New Business**
  - a) Taxes
    - Richard K. to contact Grand Mesa CPAs.
  - b) Painting
    - Sunshine Painting
      - Accepted bid of \$29,279 on 09/10/19. The Board to meet with the owner of Sunshine Painting, John Krusnoski, to discuss logistics.
    - Samples up on Unit G Rear Patio
      - Tenants are invited to view the three, new color samples that have been applied (labeled as #1, #2, and #3). One set is exposed to the sun and another set is in the shade under the covered porch. We also recommend viewing the samples from the grassy slope to take in the color of the roof (the roof color is scheduled to last more than the next two painting cycles).

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- Pre-painting repairs
  - Once the Board meets with Sunshine Painting, Vern at PNCI will be contacted regarding pre-painting repairs (to include siding, sills/windows, and A/C pony walls).

**6. Adjournment: 12:32pm**