

MINUTES OF THE BOARD OF DIRECTORS MEETING OF GARFIELD MOUNTAIN TOWNEHOMES ASSOCIATION, INC.

CALL TO ORDER

The Board of Directors held their regular meeting on August 14, 2018 via teleconference. Notice of the meeting was given to Heritage Property Management via e-mail on 8/7/18. The meeting was called to order at 5:36 p.m. by Joe Hendrickson.

PRESENT

A quorum was declared based on the presence of the following Directors in attendance: Joe Hendrickson, Kathleen Threet, and Corry Mihm.

PREVIOUS MINUTES

Meeting minutes of previous Board Meeting were reviewed and approved.

FINANCIAL REPORT

- Invoices reviewed and discussed for April, May and June 2018.
- Financial report based on balances from April 2018 to June 2018
- Collections - The board agreed that an updated accounting of liens placed would be requested of Heritage Property Management with amounts and dates for all filed for clarification. Joe Hendrickson will contact Heritage and ask questions for collections options posed by the board.

UNFINISHED BUSINESS

- Board received requested copies of tax returns and insurance policies for review from Heritage.
- The Board discussed the status of current collections and the request will be put to Heritage to submit a letter for those behind in dues to offer a payment plan as per our policy prior to filing a lien.
- Landscaping in Common Areas - Board agreed to have Great Western come out for weed trimming, application of weed control substance, and trim trees and shrubs per their verbal bid in the spring . The date this will requested to be done is in late September.

NEW BUSINESS

- Late Fees and Collections fees - The Board discussed that the amounts that are currently being absorbed for late fees are being added to dues in collection. The fees that the HOA are having to absorb for accounts in collection will need to be added to lien amounts. It was agreed that this is a cost that needs to be paid by the owner of the unit in collections. Joe Hendrickson will add that to his list to ask Heritage about.
- 2019 Budget- Heritage will provide information as they have done in the past for budget items. Until all units are paying dues and are current, any future funding items will be on hold.
- Annual Meeting - Heritage has given dates that are open and a date was set for the Annual Meeting for 2018.

NEXT MEETING

The next regular Board meeting will be held on November 1, 2018 for Annual Meeting at 4:30 p.m. via teleconference with Heritage Property Management.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:28 p.m.

Respectfully submitted,
Kathleen Threet
Board Member