

700 Golfmore Homeowners Association

Board Minutes, June 3, 2022 @ 10:00 a.m.

1. Roll Call: Pauline Lyttle-Porter, President, Randy Thompson, Vice President, Dena Thompson, Secretary-Treasurer
2. Review Financials: Alpine Operating/Buildium: \$10,939.55
Alpine Saving/Buildium: \$42,240.87
May Operating Expenses: \$ 6,643.17
Concerns: None at present time.
3. Old Business: Review bids for summer projects:
 - PNCI asphalt bid: The life of the original asphalt has met the end. It is not financially feasible to continue to seal the cracks. Upon advisement from PNCI and the vendor they will be using, a 2 inch overlay will be placed over the existing asphalt. The Board voted unanimously (3 votes) to do the overlay. Approximate time frame will be 6 -8 days. Estimated cost is \$21,119.35 The amount set aside in Capital Reserves is \$19,239.00. An approximate overage of \$1,880.35. All members may review the estimate by contacting the Board for a copy.
 - PNCI bid for repairing the steps of Unit L: The PNCI estimate to repair Unit L's deck steps is \$3,587.78. These costs will be budgeted in the 2023 budget. The steps need taken out, a concrete slab poured and the steps rebuilt. All members may review the estimate by contacting a Board member for a copy.
 - Drier Vents: Once members vote for an action to be taken, the Board is charged to implement that decision. Upon further discussion the Board has reconsidered if this work should be performed by the HOA. The legal and insurance issues make this approved recommendation flawed. The cleaning process accesses the ducts through the roof, which is defined legally and for insurance purposes as the property of the HOA. The ducts are located inside each unit and are thus defined by the HOA governing

documents as the property of individual owners. As such, the HOA insurance would not cover the risks to the owners property. The Board unanimously voted (3 votes) to not continue with the drier vent cleaning.

1. If owners wish to have their individual drier vents cleaned the HOA would have to give permission to owners to access their duct on the roof.
2. Owners will have to provide the HOA safety procedures which safeguard the roof and its warrantee from their contractor.

The cost for the drier vent cleaning was never included in the 2022 Budget. It was made clear in the 2021 annual meeting the costs would have to be paid out of the Capital Reserves fund. No membership funds were collected to cover the cleaning cost in the operating budget. Therefore, members have not paid for a service they did not receive.

- Light cover for Unit A patio: Is on order.

4. New Business:

- Garage Door – 2505 lifts to date per PNCl from January 2021 to present. E&E Door will be contacted as to the number of lifts are recommended before the springs need replacing.

5. Open Discussion: Tree Evaluation, McKay Tree Service will be contacted in early fall to evaluate any tree services necessary in the spring of 2023 so the necessary funds can be budgeted.

6. Adjournment: 10:56 a.m.

Approved by Board of Managers, June 4, 2022

Submitted by Dena Thompson, Secretary-Treasurer, June 4, 2022