

700 Golfmore Association, Inc.

Monthly Meeting Minutes

Monday, April 5, 2021 @ Thompson Residence

1. Call to Order: 11:00 a.m.

2. Roll Call: Pauline Lyttle-Porter – President: Randy Thompson – Vice President

Dena Thompson - secretary/treasurer

3. Review of YTD 2021 Financials

a) Review of YTD Budget Comparison

- Total Income: \$9,659.40
- Total Expenses: \$22,375.87
- Net Income: (\$12,716.47)

b) Review of Alpine Bank and Buildium balances:

- Operating Account: \$10,378.68
- Capital Reserve: \$22,118.77

c. Budget approved: No other concerns

4. Old Business:

a) Sewer repair: Per final inspection by PNCI and review with Randy
a backflow and brackets are not necessary. **Completed**

b) Radon: Unit J/K: A radon mitigation stack was installed without the
approval of the Architectural Control Committee. Pauline to contact the
owners of Unit J/K to resolve the issue. Discussion to continue at the
May board meeting. **Pending**

c) Radon testing: Randy is working with an alternative contractor and

compiling accurate recommendations. This will be an ongoing process for many months as there are no set regulations, only recommendations. **Ongoing**

- d) Peeling Paint on Unit A: Identified. Will put out an e-mail asking homeowners to contact Randy if they see peeling paint around their unit or other areas around the complex. **Ongoing**
- e) Bookkeeping/Training: Lindsay compiled a manual for secretary/treasurer duties and procedures. The manual is for HOA secretary/treasurer use and has been successful in training. It enabled Dena to proceed in taking over the secretary/treasurer duties and will be passed on to future secretary/treasurers.
Training completed.
- f) Trees: Re-evaluation pending until May. Randy will contact McKay Tree Service. **Pending**
- g) American Family Insurance: Pauline to contact American Family Insurance to set up meeting for review of policy. **Pending**

5. New Business:

- a) Unit C floor covering proposal: Homeowners requested approval of a floor sealant to be placed on top of the existing concrete. After review of the product and working with the professional vendor, Gator-Tread, The Architectural Control Committee approved Unit C's proposal.
- b) Pony Wall between Unit H and I: The Architectural Committee had previously approved the style of the pony wall installed next to Unit H

and Unit I. No additional structural or design approval was necessary. Both Unit H and I were in agreement for the installation and no HOA Funds were used in installing the wall. It was completely funded by the Homeowners. Completion expected by the end of April. **Approved**

- c) Appointment of New HOA Landscaping Committee: The purpose is to recommend to the board a uniform plan of upgrades. The board currently budgets for maintenance only, not the replacing of plants or shrubs. In 2020 a pilot program was formed to encourage upgrades throughout the complex. The HOA board felt it was necessary to establish guidelines and specific requirements to proceed forward for the benefit of all homeowners.

The board consists of:

- Facilitator – Pauline Lyttle Porter
- Voting Board Member – Dena Thompson
- Voting Homeowner – Karen Cummings
- Voting Homeowner – Elaine Puype

The landscape committee will:

- Develop a uniform plan of upgrades: plants/shrubs/hardscape
- Develop a landscape manual, FAQs for owners
- Develop an approved plant list with photos and recommendations
- Approve/disapprove proposals involving the HOA Board if necessary

No committee member will vote on their own proposal. The facilitator will be the third voting member if deemed necessary.

Approved funding:

- homeowner funds their proposal using no HOA funds

- homeowners present their proposal in the annual meeting for voted approval of association funds
- d) Landscaping between Unit H and Unit I:
- Landscaping Committee approved the proposal submitted by The Thompson's unanimously and the shrubs/grasses are being paid for By the homeowners. No HOA funds will be used. Completion by the End of April.
- e) Backflow: to be completed by Bookcliff Gardens. Randy to work with Bookcliff Gardens. **Pending**

Adjournment: April 5, 2021 @ 12:00 p.m.

Submitted: Dena Thompson on April 5, 2021