

700 Golfmore Association, Inc.

Monthly Meeting Minutes

Thursday, January 6, 2022 Porter residence – Unit B

1. Call to Order: 10:30am.

2. Roll Call: Pauline Lyttle-Porter – President, Randy Thompson – Vice President,
Dena Thompson – Secretary/treasurer

3. Review of Finances:

- Operating Alpine/Buildium: \$4, 969.37
- Capital Alpine/Buildium: \$37,464.26
- December Operating Expenses: \$7,615.18
- No concerns.

4. Old Business:

a. Drier Vent Cleanout: At the annual meeting an affirmative vote approved the cleaning for the drier ducts. This is a fire prevention precaution needed every 3 years of average use. The homeowner does not have to be home and the cleaning is done through the drier vents on the roof. When it is safe to be on the rubber membrane of the roof, the cleaning will be scheduled and homeowners will be notified of the scheduled time the vendor will be here.

b. 2017 Minutes: The 2017 board meeting minutes and 2017 newsletters have been removed from the website to allow room for 2022. A hard copy of the minutes and newsletters have been archived in the HOA storage room in the garage.

5. New Business:

a. Realistic Snow Removal Services:

1. The board has had snow removal plans since **1983**. 2022 is no different. Each year, the board discusses better snow removal options. This year the board discussed what *realistic* snow removal standards can be promised to owners:

- No 24/7 coverage is guaranteed.
- Expect some periods of inconvenience.
- Removal begins when snow is 1" (inch) or more.
- Services are not available on Christmas Eve or Christmas Day per the contract.
- Per the contract, snow removal at night will be removed by 6:30am the following morning, exception of Christmas Eve and Christmas Night.

- Double time prices are charged on other holidays.
- Crew schedules are beyond HOA control.
- There are crew shortages on holidays.
- Shaded areas will often be iced over and remain so until temperatures reach levels to provide thawing.

In 1999 owners voted to prohibit ice melt salt on the property. The current board voted to temporarily override the prohibited use of ice melt as safety issues are the first consideration in winter conditions. Ice melt will be used on the garage driveway and sidewalks when conditions deem it necessary.

b. Purchase of subscription to the '*Homeowners Management Association*' Periodical:

- Pauline recommended the purchase of this HOA periodical. It delivers accurate, updated, industry best practices. It can be used to orient future board members and more accurately inform members of their ownership powers and permissions if disagreements arise. The cost is \$50.00 per year.
- Vote of all board members was unanimous (3) and the periodical will be purchased and funded under HOA management.

6. Open Discussion:

- None and no further business to discuss.

7. Adjournment: 11:15am.

Submitted by: Dena Thompson/Secretary/Treasurer, January 7, 2022