

700 Golfmore Association, Inc.
Monthly Meeting Minutes
Mon., Jan. 20th, 2021

1. Review of YTD 2021 Financials

- a) Review of YTD Budget Comparison
 - Total Income: \$9,721.83
 - Total Expenses: \$5,613.48
 - Net Income: \$4,108.35
- b) Review of Alpine Bank and Buildium balances
 - Operating Account: \$6,341.55
 - Capital Reserves: \$35,019.77
- c) Work Completed - Invoices to be paid
 - PNCl - Sewer Repair (~\$10,000)
- d) Delinquencies (HOA Dues): None
- e) Other Concerns: None

2. Old Business

- a) Sewer Repair
 - Project almost complete. A cast iron collar and a cleanout from *Robert's Plumbing* is on order and will be installed in the sump pump/sewer room.
 - American Family Insurance will cover the excavation aspects of the project (concrete removal/relay), but nothing related to the actual pipe work. The HOA's deductible is \$5,000.
- b) Radon
 - During the recent sale of Unit J/K, a high level of radon was detected in the unit's main bedroom and a mitigator installed
 - After learning of the elevated reading, the Association hired Western Slope Home Inspections and Radon Service to conduct a test of the property
 - Results revealed high levels of radon in two of the three tested areas (Recommendation is <4.0 pCi/l)
 - Garage south end (6.6 pCi/l)
 - Garage central (6.4 pCi/l)
 - Garage north (3.1 pCi/l)
 - Mitigation efforts will be evaluated in the first part of 2021

3. New Business

- a) Main Garage Door Springs and Opener
 - The right garage door spring broke into two pieces and needed replacing.
 - The extra springs we had in storage were fitted for the old garage door and were not the correct size.
 - Two new springs were ordered and installed by *E and E Door & Window* (\$515).
 - The garage door opener is ~11 years old and an estimate was received for replacement (~\$1,000).

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- Due to the high volume use of the main garage door, a opener was ordered and will be installed in the coming weeks.
- b) Trees between Unit H and Unit I
 - Trees were trimmed between these two units.
 - Discussion to be held in the coming months regarding replacement possibilities (new trees, privacy wall, etc.)

4. Submitted: Lindsay Keller on 01/23/21