

# 700 Golfmore Homeowners Association Monthly Meeting

January 13<sup>th</sup>, 2019, at 11:00am  
Keller Residence / 700 Golfmore Drive / Unit C / Grand Junction, CO 81506

## Minutes

### 1. Call to order: 11:03am

### 2. Review and approval of December 2018 Financials

- a) Review of YTD Budget Comparison (handout)
  - Total Income: \$.39
  - Total Expenses: \$2,782.62
  - Net Income: (\$2,782.23)
- b) Review of Alpine Bank and Buildium balances (handout)
  - \$10,092.79 - Alpine Bank Operating Account
  - \$9,163.23 - Buildium Operating Account
  - \$51,429.27 - Alpine Bank Capital Reserves
  - \$51,429.27 - Buildium Capital Reserves
- c) Review of outstanding checks (handout)
  - Check #6088 - Grand Valley Water Users Association - \$474.56
  - Check #6089 - WD Yards - \$455.00
- d) Delinquencies (handout) - None
- e) Concerns - None
- f) Motion to approve the December 2018 Financials. Moved by Richard Keller to approve the December 2018 Financials. Motion approved by Pauline Lyttle-Porter.
- g) Members Notified: Financials emailed to members on 01/01/19.

### 3. Old Business

#### ~Action Items from December 14<sup>th</sup>, 2018

- a) Change Bylaws to allow electronic delivery of documents in lieu of snail mail. - Proposed change received from legal counsel, Andrew Teske at Hoskin, Farina, & Kampf, on 12/18/18. Pauline reviewing and will provide an update at the February Board Meeting.
- b) Painting - Bid received from *Elite Painting* for \$48,000 (\$45,000 to match existing color and an additional \$3,000 to change the color). After discussion, the Board voted to paint the building in the Spring of 2020 and levy a one-time assessment based on each Unit's square footage (identical to how monthly dues are calculated). This will be approximately \$2,000/Unit and will be collected in the 2<sup>nd</sup> Quarter of 2020 to help pay for roughly half of the painting cost. - Tenants to be notified now via Newsletter so there is the opportunity to budget accordingly.
- c) Insurance review - In 2017, the HOA paid \$7,552 with an increase to \$8,210 (↑ \$658) in 2018. Per our representative at American Family, "Condo rates increased across the board." - Board to receive other quotes for consideration.

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- d) *Capital Improvement Plan* - The Board approved to receive a quote for a professional plan which would allow us to manage large, future projects. This would include an inventory of predictable needs of the building (including common areas) and establish the lifetime of the infrastructure parts & replacement costs. Once a quote is received, the Board will notify all tenants and further discussion will be held. - Pauline reviewing and will provide an update at the February Board Meeting.

#### 4. **New Business**

Pauline to author January Newsletter encompassing the following topics:

- Association update
- Reminder of neighborly rules
- Understanding the Association's History
- 2019 Overview
- Painting and Capital Improvement Plan
- Updated Resident Contact List

5. **Adjournment:** 12:16pm

6. **Submitted by:** Lindsay Keller on January 17<sup>th</sup>.

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**Spring 2019 Task List**

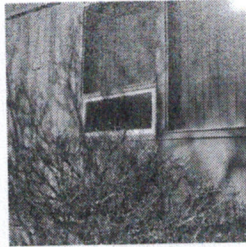
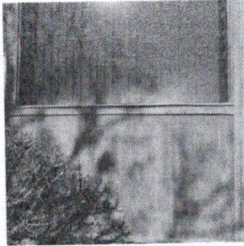
1. Tree and limb removal to preserve the roof membrane - Pauline to contact an Arborist in Spring 2019.
2. Annual cleaning of exterior windows to prevent glass corrosion - Pauline to contact Frank Cordova, Jr. at Scene Clearly, LLC in Spring 2019.
3. Replace the uneven patio concrete surfaces on Patio D - Lindsay to contact Vern at PNCI in Spring 2019.
4. Clean all laundry (lint) ducts - Lindsay to contact Vern at PNCI in Spring 2019.
5. Backflow valves - Pauline to contact WD Yards in Spring 2019.
6. Unit Repairs (see below)

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## Unit A - 6 Repairs

1. South facing windows and sills (2) need repair - Lindsay to contact Vern at PNCl for quote.



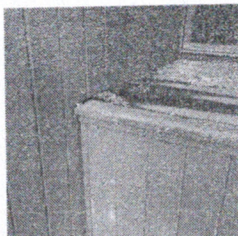
2. South facing heat vent needs cleaning - Lindsay to contact Vern at PNCl to add to Monthly Maintenance List.



3. East facing window box in need of drainage solution - Lindsay to contact Vern at PNCl for quote.



4. West facing window box in need of drainage solution - Lindsay to contact Vern at PNCl for quote.

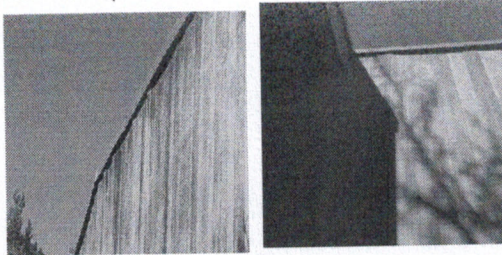


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### Unit A - 6 Repairs, continued...

5. North, rear patio window that was repaired needs caulking - Lindsay to contact Vern at PNCI to add to Monthly Maintenance List.
6. South facing walls need boards repaired - Lindsay to contact Vern at PNCI for quote.

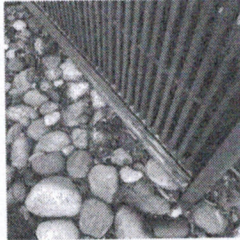


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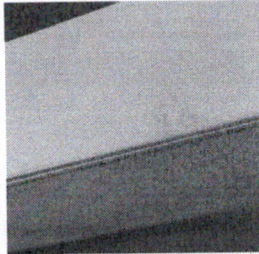
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Unit B - 2 Repairs

1. West facing lattice needs painting/repair - Lindsay to contact Vern at PNCI to add to Monthly Maintenance List.



2. Breezeway skylight ABD needs crack repair - Lindsay to contact Vern at PNCI to add to Monthly Maintenance List.

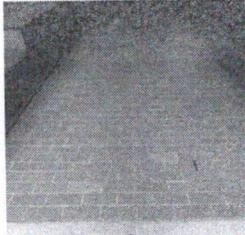


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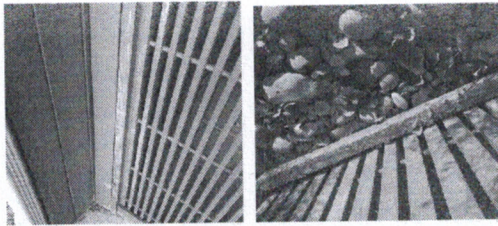
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Unit C - 3 Repairs

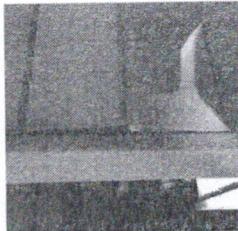
1. Drainage solution needed for Breezeway CEF - Lindsay to contact Vern at PNCl for quote.



2. East facing lattice needs repair/painting - Lindsay to contact Vern at PNCl to add to Monthly Maintenance List.



3. Pony wall repair - Lindsay to contact Vern at PNCl for quote.



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Unit F - 1 Repair

1. Remove metal tray and replace with TREX - Lindsay to contact Vern at PNCl for quote.





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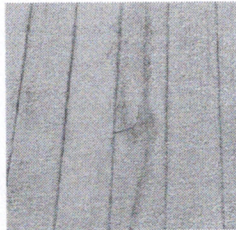
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## Unit H - 2 Repairs

1. West, front pony wall needs painting/repair - Lindsay to contact Vern at PNCl to add to Monthly Maintenance List.



2. Split above front door - Lindsay to contact Vern at PNCl for quote.

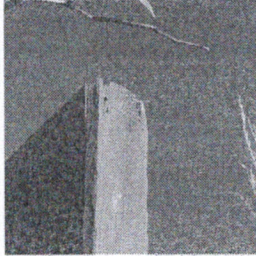


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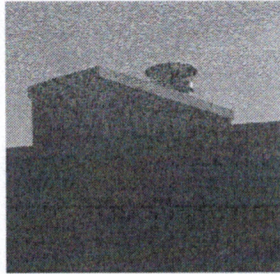
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### Unit I - 3 Repairs

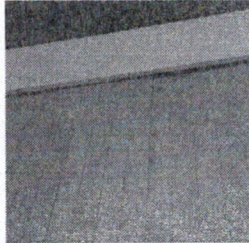
1. West, facing board needs painting/repair - Lindsay to contact Vern at PNCI to add to Monthly Maintenance List.



2. Chimney Boards - Lindsay to contact Vern at PNCI for quote.



3. Wall in Breezeway - Lindsay to contact Vern at PNCI for quote.



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## Unit L - Rear Unit Repairs

