

Monthly Board Meeting Minutes
700 Golfmore Homeowners Association
October 6, 2021
702 Golfmore Drive, Unit B.

1. Roll Call:

Pauline Lyttle-Porter, President, Randy Thompson, Vice-President,
Dena Thompson, Secretary/Treasurer.

2. Review of Financials:

Alpine/Buildium Operating	\$ 6,177.53
Alpine/ Building Savings	\$38,020.44
Operating Expenses/September	\$ 3,879.09

Concerns:

The HOA Operating fund totals (above) appear artificially high. Not all A/P funds owed by the HOA have been paid, because proper invoicing has not been received. One vendor has changed ownership and lost key employees and the A/R department is behind.

3. Old Business:

a. HOA requested a new Contract with PNCI:

As a condition of serving as an insured, volunteer Board of Managers, professional, supervision services and office support are required. The Board voted 3-0 to accept the increased services and costs of the 2022 contract.

Some details are:

Kyle Harbert replaces project manager/supervisor, Vern Herold.
Paul Mannes replaces Robert Garcia.

b. Window Replacement for Unit I:

Randy reported the PNCI estimate for \$3,890 for replacing the wood frames/sills of 2 large, leaking windows. The Board voted for the work to be done on October 18-20, 2021. The procedure for this work to be planned by our Project Manager (\$120 x 2 hours) and on-site supervision (for \$110 x 2 hours). All costs will be funded from the Capital Reserves.

c. PNCI invoices: Dena reported considerable difficulties obtaining invoices, during an on-site visit to the vendor office. The A/P for the

period May-October are still outstanding. (See above 2A for impacts on HOA Financial reports.)

d. Roof Inspection/Warranty work:

The work was performed on 9/25/2021. The contractor is required to deliver a written evaluation of the roof. No repairs were indicated and the verbal comment from the contractor was that the early repairs performed in 2020, would buy the HOA an extended 6-year lifetime for the roof.

e. Asphalt Funds for 2022 repair:

Kyle Harbert (PNCI) and Randy Thompson met to discuss the parking lot repairs. Capital Improvement monies have been saved for use in 2022. Kyle will provide a recommendation for resurfacing the "alligator" type cracks.

f. Landscaping Services for 2022:

Randy has requested a new contract for services from Bookcliff Gardens. That company has refused to deliver snow removal services in 2022. Pauline will contact other contractors.

g. Tree Removal and Culling:

Randy and Dena met with the City Planning Department to clarify the ownership, maintenance and upkeep of the juniper trees along G Road. The trees are on the city easement, but the HOA planted them years ago and must maintain them. This will be done for safety reasons in the Spring of 2022. Removal of an infected Ash tree at the SE corner of the building will also be done in 2022. Replacement of a different tree in a better location is being considered.

4. Review of the DRAFT 2022 Proposed Budget.

Dena introduced the Proposed Budget to be presented to the owners at the Annual Meeting. She explained each line, detailing the increases projected in discussions with vendors. She presented the 2022 list of Dues for each Unit, based on these projected figures.

5. Meeting Adjourned at 11:20 a.m.

Submitted By: Dena Thompson, Secretary/Treasure
October 11, 2021