

700 Golfmore Association, Inc.
Monthly Meeting Agenda

Sun., Oct. 11th, 2020, at 12pm
Keller Residence / 700 Golfmore Dr., Unit C, Grand Junction, CO 81506

1. Call to order: 12:09pm

2. Roll Call

Pauline Lyttle-Porter - President
Richard Keller - Vice President
Lindsay Keller - Secretary/Treasurer

3. Review of YTD 2020 Financials

a) Review of YTD Budget Comparison

- Total Income: \$47,071.58
- Total Expenses: \$81,818.75
- Net Income: -\$34,747.17 (*See 2020 Approved Budget)

b) Review of Alpine Bank and Buildium balances

- Alpine Bank and Buildium Operating Account: \$9,022.99
- Alpine Bank and Buildium Capital Reserves: \$32,868.96

c) Work Active

- Landscaping (WD Yards/Landscape Committee)
- To meet with Darcy E. and Joe C. (Unit G) in Nov. to discuss 2021 Budget.

d) Work Completed - Invoices to be paid

- Metal Capping (PNCI)
- Pony Walls (PNCI)
- Breezeway ABD planter box (PNCI)
- Update - Emailed Tiffany at PNCI on 09/29 requesting all outstanding invoices be sent over in the next couple of weeks.

e) Delinquencies (HOA Dues): None

f) Other Concerns: None

g) Pauline Lyttle-Porter made a motion to approve the YTD 2020 Financials.
Lindsay seconded. The motion carried.

4. Old Business

a) Trees trimmed (going east on G-Road as you pull out of garage)

- Pauline to contact Bookcliff Country Club (these trees are BCC's responsibility).

b) Written policy for budget recommendations for individual owners to submit ideas for a vote

- Pauline working with Darcy E. (Unit G) and the Thompsons (Unit H) to author. Will present at an upcoming Board Meeting for review.

c) Landscaping Manual - In progress.

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d) Roof inspection

- Lindsay contacted Vern at PNCI on 09/10. Vern acknowledged and will schedule with Bill McLoughlin at Colorado Roofing & Architectural Sheet Metal, LLC.

e) Volunteer Insurance

- Richard spoke with our American Family Insurance Agent, Mike Daniels, on 10/09 regarding our coverage if a volunteer (paid employees not covered) is injured on-site:
 - Our HOA policy covers the first \$5K of medical costs; thereafter, the volunteer's personal medical insurance takes over.
 - We retain a \$2 million legal liability insurance policy which covers lawsuits brought against the HOA.

5. New Business

a) WD Yards weekly mowing invoice.

- Pauline to confer with Darcy.

b) American Family Insurance 2021: ↑ to \$8,822 ; Was \$8,433 ; ↑ \$389)

c) *Landscaping Maintenance & Improvements Committee*

- The Board would like to have a simple process for managing proposed changes to the common property that owners erroneously consider as theirs. We feel this would be best funneled through the *Landscaping Maintenance & Improvements Committee*. To accommodate the process, two additional members will be added to the Committee: a Board Representative and a Member-At-Large (TBD). Along with the Chair, this Committee now comprises 3-voting members.
- Pauline Lyttle-Porter made a motion to add one Board Representative and one Member-At-Large (TBD) to the *Landscaping Maintenance & Improvements Committee*. Richard seconded. The motion carried.

6. Adjournment: 1:16pm

7. Submitted: Lindsay Keller on 10/12/20