

MINUTES OF THE BOARD OF DIRECTORS MEETING OF
GARFIELD MOUNTAIN TOWNEHOMES ASSOCIATION, INC.

CALL TO ORDER The Board of Directors held their regular meeting on February 15, 2018 via teleconference. Notice of the meeting was given to Heritage Property Management via e-mail on 2/12/18. The meeting was called to order at 5:42 p.m. by Corry Mihm.

PRESENT – A quorum was declared based on the presence of the following Directors in attendance: Corry Mihm, Kathleen Threet, and Sharon Stallings.

PREVIOUS MINUTES – Previous minutes were approved via e-mail previously and posted on the website.

FINANCIAL REPORT

- Invoices reviewed and discussed
- Financial reports based on balances from January 2018. Summary of reports from November 2017, December 2017, and January 2018 all reviewed. The Board agreed to have Heritage pay insurance in full for the current year.
- Collections reviewed. Lien filed in December 2017 for Unit #6.
- 2018 Budget reviewed

UNFINISHED BUSINESS

- Letter to Mrs. Mitchell for neighboring property was sent. Board agreed to wait on a response as this was the second letter to them. The item was tabled for now.

NEW BUSINESS

- The holes in the back side drive thru area will need to be filled again at some point. Last approximate estimate for road base to fill them was around \$400.00. This was reviewed for future consideration once the budget allows for it.
- Discussed the Letter from Xcel. The Board agreed to have Great Western come out and cut bushes around meters so Xcel can read meters on North side of the building as soon as possible.
- Board agreed to have Heritage contact Great Western to give bids for weeds and trimming trees with a Spring and Fall option for common areas.
- Kathleen Threet noted the last time the gutters were cleaned was in 2015. The cost at that time was higher due to multiple things being done at the same time by the company hired. Estimate cost based on that time was \$728.00. This item was reviewed for future consideration once the budget allows for it.
- Mailboxes on south side of the first building need to be replaced and estimated cost is over \$500.00 based on comparable types. Must be custom ordered due to odd number of units for both buildings. An outgoing mail slot and cover to keep mail dry would be a preference once the time comes. They must be the type of boxes must be type approved by the US Postal Service. This item was reviewed for future consideration once the budget allows for it.

- Sharon Stallings brought up that she wants the iris bulbs in the common areas dug up as they are overgrown and root bound. This will be considered for fall . This was reviewed for future consideration once the budget allows for it.

NEXT MEETING – The next regular Board meeting will be held on May 1, 2018 at 5:30 p.m. via teleconference.

ADJOURNMENT – There being no further business, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Kathleen Threet
Board Member