

700 Golfmore Homeowners Association 2022 Annual Meeting

December 7, 2022 @ 5:30 P.M.

Bookcliff Country Club, Monument Room

Dena called the 700 Golfmore HOA 2022 Annual Meeting to order on December 7, 2022 @ 5:30 p.m.

Dena established the quorum and it is as stated below:

Present:

Karen Cummings and Bobbie Belcastro – 1 vote

Joe Coward – 1 vote

Ali Pirzadeh – 2 votes

Ken and Karen Berry – 1 vote

Pauline Lyttle-Porter – 1 vote

Randy and Dena Thompson – 1 vote

Proxies:

Jordan Novelli to Pauline – 1 vote

Jim Bowers to Pauline – 1 vote

Keith Koler to Randy – 1 vote

Dena announced the quorum is established per the CR&R's and the by-laws of the association and the meeting may continue.

2021 Annual Meeting Minutes: Pauline asked HOA members if they had any corrections, additions or discussion on the 2021 annual meeting minutes. There was none. Pauline asked for a motion to approve, Randy made the motion to approve the 2021 annual meeting minutes and Bobbie seconded. Minutes approved as written.

Election of Vice-President: Pauline, serving as the nomination committee, nominated Randy to serve another term as vice-president from January 1, 2023 – December 31, 2025. Pauline asked if any write ins were received, Dena reported none, Pauline asked for nominations from the floor. None received. Pauline asked for a motion to re-elect Randy as vice-president, Bobbie made the motion and Karen Cummings seconded. Pauline asked for a show of hands, and by unanimous vote Randy was re-elected to serve another term.

Pauline went over the remaining officer's terms and they are as follows.

The president's term ends on December 31, 2024.

The secretary/treasurer term ends on December 31, 2023.

Old Business:

1. Randy recapped the removal of the ash tree on the southeast side of the building, the trimming of the trees on G road and the general trimming of the trees on the remainder of the property @ a cost of \$4,300.00
2. Randy also went over the asphalt overlay and sealing project. Some of the parking lot/driveway was an overlay and the entry into the garage and parking areas were a sealcoat. The driveway and parking lot areas have places where the ground is lower and water still accumulates but there is nothing that can be done about the lay of the lot. The overlay/sealing cost was \$23,418.21
3. Pauline explained why the board made the decision not to clean out the drier vents even though homeowners voted approval to do so in the 2021 annual meeting. The board made the decision not to take on the liability if damage was done inside the units.

New Business:

1. Pauline explained to homeowners that in the October 2022 board meeting the board made a unanimous decision to hire a property management Company. The board selected Heritage Property & HOA Management. A contract has been signed and their services will go into effect on January 1, 2023. Pauline explained it was time to do so as the building is in good condition. Dena explained that the HOA needs to stay in compliance with state law and this board needs help doing that. Dena also informed homeowners that they will receive a letter by mail

explaining how to use Heritage's website, do on line payments and receive answers to general questions. Dena also explained homeowners may contact Heritage on their own if they have issues, they do not have to use only the board to achieve results they need. Randy explained he will still remain to work with the vendors so if they see something needing repair or tended to please continue to contact him. Dena explained we are in the early phases of the transition, please be patient with the board and on behalf of all board members she thanked the homeowners for working with them so well and the board was still intact and would still continue to help them.

Karen and Ken Berry own property in Alpine Meadows which is managed by Heritage Property & HOA Management and shared positive experiences with dealing with Heritage Property Management. Karen expressed that the grounds look nice, they stay on top of the vendors and manage themselves very professional.

2. Combine Unit J/K into one unit.

The homeowner of Unit J/K, Ali Pirzadeh, has been trying to get approval for two years to combine the units into one. This request was put on the 2022 annual meeting agenda. Ali stated the reason for doing so as thus: the unit cannot sell the way it is platted. It is one unit but platted as two units and the original construction was done as one unit making it impossible to convert into two units. The banks will not allow mortgages on the property until this gets corrected.

Dena asked Ali if he was going to pay all expenses to do so. Ali said he will pay all expenses and reassured all members he will work with the board and his attorney, Andrew H. Teske with the law firm of Hoskin Farina & Kampf to accomplish the consolidation.

Pauline asked if there was any more discussion. There was none. Pauline asked for a motion to vote to approved the consolidation. Randy motioned to approve. Karen Cummings seconded. Pauline asked for a show of hands to approve. The homeowners approved Ali consolidating the unit with 7 votes present and 3 proxies.

Capital Reserve Funds for 2023:

1. Randy went through the capital reserve delegated monies for 2023. They are as follows.

Acoustic Tiles \$ 572.00

Irrigation: \$ 1,145.00

Landscape: \$ 2,290.00

Acoustic tiles do not need replaced, irrigation is maintained and there are no major expenses anticipated. In the breezeway on the north end of the building by units I, J/K and L a couple of bushes need replaced. Randy went on to explain that the steps off of Unit L's deck is not safe and the board has made safety a first priority and the steps will be repaired in early spring at a cost of approximately \$3,587.78. Unit C has a window with seal damage that has been temporarily repaired and the new overlay needs seal coated. The HOA does not have the money to do all 3 projects this year. In the 2024 capital reserve fund, windows have been allocated and unit C's window will be taken care of in 2024 unless the window starts leaking and causing damage. Randy asked for advisement from PNCI in regard to the sealcoat and it can wait for another year. The board will re-direct the acoustic tile monies and irrigation monies and most of the monies for landscape to repair Unit L's steps.

Pauline explained that safety is first, maintenance is second and cosmetic is third. However, landscape is cosmetic but, the above-mentioned bushes will be replaced.

Randy went through increases in operating expenses:

a. Heritage Property & HOA Management \$3,125.00

b. American Family Insurance \$ 3, 510.00. Dena explained in checking with American Family Insurance they have had an increase in building materials again this year due to shortages and their expenses have risen 13%. Other insurance companies are dropping HOA coverage and this HOA has a grandfather clause that we cannot be dropped so the board has chosen to pay the increased costs and have the protection of the grandfather clause and continue with American Family Insurance.

c. Landscaping WD-Yards increase of \$708.00

d. Capital Reserve 3.3% increase divided by square footage of each unit, collected in dues.

Randy also stated that in the 2023 annual meeting the members will have to vote on the Capital Reserve fund as it was only approved through 2024. In order to prepare the budget for 2025 a decision by homeowners will need made on the Capital Reserves in 2023.

Budget Approval: Pauline asked for a motion to approve the budget. Joe made the motion to approve, Karen Berry made a second and Pauline asked for show of hands for approval. Budget approved by all homeowners.

Open discussion: Bobbie Belcastro and Karen Cummings, the homeowners of Unit C, expressed when it rains or there is runoff from melting snow there is a water leak that comes through the roof of their garage. They are aware that if and when they decide to sell their property, they will have to disclose the leak and asked the board to document what is the source of the leak. At this time Pauline also stated she has a leak in her garage. Below is the best explanation this board has to explain the leak.

Past boards have had the leak investigated by PNCl, a wall was removed in the garage and part of C's patio was removed and repaired. The past board hired a company by the name of Lindauer-Dunn, Inc. to investigate the leak and the floor structure. Their report states that although they can see areas of corrosion there is no structural damage to the building and made recommendations to correct the existing corrosion and prevent future corrosion damage. Those recommendations were completed. They also stated that they cannot confirm if the planter structures were the source of the water leakage or if it occurred due to rain, snow or other sources of water onto exposed surfaces of the breezeways. In summation, they cannot identify the source of the leak and PNCl also cannot identify the source. Through further investigation with PNCl engineers, the consensus is the leak is coming from the way the building is designed.

Pauline explained there is concrete that is poured over a metal overlay supported by trusses. The metal overlay which is grooved is allowing rain and snow melt water to travel throughout the building, west to east or east to west depending on the runoff. The problem is finding the source of the leak. A lot of work has been done by past boards to try to resolve the source of the leak, and 95% of the

leaks the building had, has been rectified. The source of the water leakage in Unit C's garage roof is yet to be clearly identified. This board will continue to work with the homeowners of Unit C to provide solutions to eliminate as much of the leakage as possible. Until something further can be determined to do, the only the determination is the leak is caused by building structure.

Adjournment:

Dena asked for a motion to adjourn the meeting.

Karen Cummings made the motion, second by Karen Berry.

Meeting adjourned at 6:32 p.m. December 7, 2022

Submitted by: Dena Thompson, Secretary/treasurer December 12, 2022