

700 Golfmore Homeowners Association

Monthly Meeting Minutes

Sun., Oct. 6th, 2019 at 11:30am
Keller Residence / 700 Golfmore Drive / Unit C / Grand Junction, CO 81506

1. Call to order: 11:31am

2. Roll Call

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

3. Review of September 2019 Financials

- a) Review of YTD Budget Comparison
 - Total Income: \$4,801.83
 - Total Expenses: \$6,988.49
 - Net Income: (\$2,186.66)
- b) Review of current Alpine Bank and Buildium balances
 - Operating Account:
 - Alpine Bank: \$2,411.18
 - Buildium: \$2,411.18
 - Capital Reserves:
 - Alpine Bank: \$63,583.52
 - Buildium: \$63,583.52
- c) 4th Quarter Dues billed on 10/02
 - Still outstanding for 4th Quarter - \$6,583.09

4. Action Items

a) Keller A/C Landscaping

- Labor and materials to tear down AC Wall and trim corner - \$342.95.
- Per Darcy E. on 07/30, to research appropriate vegetation to replace pony walls.
- Per Darcy E. on 10/06, from a design/cost/sound/maintenance standpoint, I really think we need the pony walls ... and for consistency, too.

b) Golfmore Landscaping

- Darcy and Will Rahorst from WDYards did a walk-through of the irrigation. Will R. to provide an estimate for irrigation work they agree needed done and the cost of pruning will also be added to this estimate.
- Waiting on bid from WDYards regarding irrigation work and cost of pruning.

c) Unit C Garage Leak

- To address after garage leak (between Unit C and Unit E).

d) HOA Insurance

- 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."
 - Quote received from State Farm.
 - Allstate does not offer condominium insurance.
 - To contact Farmer's.

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e) **Painting Quotes**

- Elite Painting on 01/04/19 - \$48,000
 - Stain exterior siding to match existing color - \$45,000
 - Additional cost to change the stain color - \$3,000
- Per Vern on 08/02/19
 - "I got another paint bid back and it was cheaper, but only \$4,000 if we change color, \$1,000 if we just repaint (stain)"
- Per Vern on 09/10/19
 - "Our paint bid from Sunshine is cheaper. With our added costs total is \$29,279."
- Siding and window-sill repairs before painting
 - The Board to meet with Vern from PNCI to discuss painting quotes and siding/window-sill repairs that need to be done before painting.

f) **Water Bib**

- Per Vern on 09/13, someone accidentally backed into a garage door jamb of Unit F. No structural damage, but a water bib did get bent (not leaking).
 - PNCI to proceed with repairs.

g) **CO Monitors Testing (garage)**

- To inquire with 2H Mechanical if they can assist. In the interim, PNCI installed CO monitors in the main garage on 09/10.
 - Per Vern at PNCI on 02/01/18, the gas detectors have a 7-10 year-life expectancy. They do not say "replace" at that moment, but this is just an expectancy. The latest test was conducted in 2009 (system was updated in 2010). This could've been on an older system as well, but don't know for sure. The detectors automatically test themselves every 2½ minutes and will enter "error mode" if they have improper voltage or an inoperable component. This is not the case, as the LED light is solid green on the detectors. Detectors are testing good, likely for a couple more years. Suggest a functional test. Vern does not have the actual specified gas tester anymore nor does he think anyone in town has one. Gas test was shown as optional in the literature.
 - After Board discussion, it was decided not to contact 2H Mechanical at this time while Vern continues to look for a specified gas tester.

h) **Unit D Garage Leak**

- Originating from the seam around Patio D screen (caulking needed). Robert at PNCI aware.

i) **Garage Leak (Between Unit C and Unit E)**

- Originating from the unsealed seam around Patio C screen (caulking needed). Robert at PNCI aware.

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j) **Officers**

- Per Bylaws in Article IV, Section 2. Term of Office. *"At the first annual meeting, the members shall elect one manager for a term of one year, and one manager for a term of two years, and one manager for a term of three years and at each annual meeting thereafter, the members shall elect one manager for a term of three years."*
- At the December 2019 Annual Meeting, the Vice-President position will be voted on for a three-year term commencing Jan. 1st, 2020, and ending December 31st, 2022.

k) **Roof Inspection**

- Per Bill McLaughlin at Colorado Roofing & Architectural Sheet Metal LLC on 09/15/19, *"I caulked your skylights above the kitchen area of Unit B. I am recommending that we reseal all of the penetrations on the roof next year, adding an additional \$550 to next year's inspection. There was a lot more debris in the gutters this year. There were several that were full of water. I cleaned all of the gutters when I was on the roof yesterday. You may consider having this cleaned out one more time after all the leaves fall this year to make sure you are ready for winter. I can do this for you if you need someone to do this. The roof is in great shape and no defects were found in the roof."*
- Emailed Bill on 10/08 that we would like to proceed with resealing all of the penetrations on the roof next year and cleaning the gutters.

l) **Annual Meeting**

- Thu., Dec. 12th, 2019, at 5:30pm at Wells Fargo Advisors (120 W. Park Dr., Suite 105).

5. **Adjournment:** 12:51pm

6. **Submitted:** 10/15/19 - Lindsay Keller