

Board Meeting Minutes  
700 Golfmore Homeowners Association  
August 2, 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 Operating/Buildum Operating:	\$12,456.76
Alpine Savings/Buildum Savings	\$34,719.84
Operating Expenses for July:	\$ 2,333.84
Delinquencies:	None
Concerns:	None.

3. Old Business:

- *Radon Stack/window coverings exceptions:* Owner to be contacted by letter.
- *The New Owner Manual:* presented by Dena Thompson to the Board. This orientation information has been posted on the website but in the future, each new owner will receive a hardcopy. This has become necessary because the HOA rules are strictly enforced and new owners often receive incorrect information about HOA CC&R's from their realtors. The Board wishes to help new owners quickly. The hardcopy is available on loan to "old-time" owners too.
- *Landscape Committee recommendations:*
  - The final edition of the Landscaping Controls Manual was presented in hardcopy to the Board and unanimously approved. Please note the Manual now becomes Association policy. See the website version (on 700 Golfmore Homeowners Association, under Governing Documents). The hard copy is available on loan and is also part of the New Owner Manual.
  - Many thanks on behalf of all the Members for the considerable hard work of the Committee.
- *A PNCI Meeting is needed:* Our Maintenance and Capital Improvements contractor (PNCI) is undergoing considerable personnel changes and our contract needs to be reexamined. Our capital improvement needs will be reviewed and a new chain of command will be verified. In addition to monthly Maintenance work, the Association needs competent commercial level expertise to repair our property when needed. This was diagnosed by PNCI for many years and then provided to us. The goal is to reestablish our relationship and define a new contract.
  - Audit of identified capital improvements: Pauline will audit the photographic documentation of capital improvements needed to be done. Present to PNCI.
  - The funds for Unit I window sill repair are available in the Capital Improvements account for 2021. PNCI has secured the Alpine Glass bid for us.



- Discussion of other incomplete items on the photographic list with PNCL. Define resolutions, cost estimates and time lines.

#### 4. New Business:

- *Trees on G Road and Golfmore are overgrown:* Randy Thompson contacted the Grand Junction Planning Department and discovered the following:
  - According to the City Platt, the juniper trees on G Road and Golfmore Drive are growing on the city easement. They are not on the Association's property. The ownership and upkeep of the trees are therefore legally in question. This is the current understanding of the Board.
  - The city stated they will allow the Association to trim the trees but prohibited replacements. Randy will follow up for more clarification.
  - Randy explored fencing as an alternative, but he advises this to be an unacceptable screen. The Association is not allowed to install a fence on the ditch line and Randy pointed out this is a poor solution for abatement of noise, pollution, dust and line-of-sight privacy.
  - Trimming of Bushes: 2021 has presented contradictory growing influences this year. The excellent fertilization and pruning of both trees and bushes in 2020, has produced prodigious growth this year. Some pruning will occur to bring a few of the bushes back into control and reestablish scale and shape. Bookcliff Gardens recommends doing the pruning before fall.
- *Satisfaction Survey:* Unanimous vote not to proceed.
- *Roof Inspection:* The roof inspection will be done by Bill, our routine roofing expert that conducts the annual inspection/and repair, in compliance with our Firestone Company Warranty requirements. We also remove Fall debris from the gutters at that time. Pauline to contact him.
- *Annual Budget Date:* The Board is beginning to collect requests for monies for the 2022 Budget.
  - The Landscaping Committee requests \$2k-2.5k for upgrading costs for landscaping and requires an affirmative vote.
  - Ordinary Maintenance costs for landscaping are routinely included in the Annual Budget. They require no affirmative vote.
- *Venue for Annual Meeting:* The Board Room at the BCC has been booked for December 7<sup>th</sup> 2021 from 5:30-7p.m.

#### 5. Adjournment: 11:30a.m.

Submitted by Dena Thompson, August 3, 2021