

700 Golfmore Association, Inc.

Monthly Meeting Minutes

Tuesday, May 5, 2021@ Lyttle-Porter Residence

1. Call to Order: 10:00 a.m.

2. Roll Call: Pauline Lyttle-Porter – President: Randy Thompson – Vice President
Dena Thompson – Secretary/Treasurer

3. Review of YTD 2021 Financials

a) Review of YTD Budget Comparison

- Total Income: \$12,218.71
- Total Expenses: \$6,531.09
- Net Income: \$,5687.62

b) Review of Alpine Bank and Buildium Balances:

- Operating Account: \$10,061.89
- Capital Reserve: \$29,769.03

c) Budget approved: No other concerns

4. Old Business:

- a) Radon mitigation stack on Unit J/K: Pauline submitted an e-mail to the homeowners requesting their contractor paint the stack to match the building. The homeowner has not responded. Pauline to recontact the homeowner. Randy will also discuss the issue with the contractor. **Pending**
- b) Trees: The May re-evaluation from McKay Tree Service is due. McKay Tree Service requested an additional visit after trimming and removing

Trees in March to see if other trees need trimmed or removed and to Help the landscape committee with identification for the plant manual. Randy to contact McKay Tree Service for a date and the board will send An e-mail to homeowners for notification when a date is confirmed.

Pending

- c) American Family Insurance: The board completed a conference call with Mike Daniels, the associations agent to review the policy. Mike Daniels Is to complete a re-evaluation on our policy to make sure we have adequate coverage. Pauline to follow up with Mr. Daniels. **Pending**
- d) Backflow: Randy is working with Bookcliff Gardens for completion.
 - Due to the time of year Bookcliff Gardens has a backlog and Will complete as soon as possible. **Pending**

New Business:

- a) Capital Reserve Study: The three-year re-evaluation of the Capital Reserve Study is due. At this time the study is not necessary.
Completed
- b) The board received a request from other homeowners to remind those of us who have pets to please be considerate and clean up after them. Pauline to send an e-mail to all homeowners. **Completed**
- c) Bookcliff Gardens Contract Revision: Randy worked with Bookcliff Gardens to revise the contract as weed control in the hardscape was Not included. The cost of our monthly service increased from

\$608.00 to \$668.00. If our plants and shrubs have aphids this year
The spraying costs will be added to the monthly service contract and the
Cost of the monthly service will increase for a short time period until
the aphids are under control. **Completed**

d) Landscape Committee Update:

- Owner funded landscape and plant replacement between Unit H And I, is complete.
- Owner funded plant replacement between Unit H and G will be completed by June 1, 2021.
- Updating, removal and relocation of plants in area A, B, and D will be completed by June 1, 2021.
- Area A, B, and D is being COMPLETELY funded by the generous Donations of HOA homeowners. To present the Landscape Committee has \$800.00 in donations.
- The remainder of the summer will be spent planning, pricing plants, And getting bids for future work from qualified vendors and Completion of the landscape manual.

e) Removal of Bray website and HOA manuals: Dena contacted Bray Management Company and requested them to remove their websites That listed them as our HOA Management Company.

- They are unable to do so as the site is owned by google
- HOA manuals are completed and will be handed out to new owners As Units sell OR to anyone requesting one. **Completed**

Adjournment: May 5, 2021 @ 11:15

Submitted: Dena Thompson on May 5, 2021