

# 700 Golfmore Association, Inc.

## Monthly Meeting Minutes

Wed., Sep. 9th, 2020, at 4pm  
Keller Residence / 700 Golfmore Dr., Unit C, Grand Junction, CO 81506

### 1. Call to order: 4:25pm

### 2. Roll Call

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

### 3. Review of YTD 2020 Financials

- a) Review of YTD Budget Comparison
  - Total Income: \$40,810.01
  - Total Expenses: \$75,581.61
  - Net Income: -\$34,771.60 (\*See 2020 Approved Budget)
- b) Review of Alpine Bank and Buildium balances
  - Alpine Bank and Buildium Operating Account: \$8,998.80
  - Alpine Bank and Buildium Capital Reserves: \$31,368.72
  - Work Active
    - Landscaping (WD Yards/Landscape Committee)
  - Work Completed - Invoices to be paid
    - Metal Capping (PNCI)
    - Pony Walls (PNCI)
    - Breezeway ABD planter box (PNCI)
- c) Delinquencies (HOA Dues): None
- d) Other Concerns: None
- e) Richard Keller made a motion to approve the YTD 2020 Financials. Pauline Lyttle-Porter seconded. The motion carried.

### 4. New Business

- a) Trees trimmed (going east on G-Road as you pull out of the main garage)
  - Pauline to contact Bookcliff Country Club (these trees are BCC's responsibility).
- b) Unit H (Thompson) remodel proposal
  - Per proposal dated 09/08/20, "We are requesting that the 2021 landscaping budget include the removal of four of the five cedar trees that are between Unit H and Unit I. The trees are aged and present a fire hazard. One of the trees has completely grown against Unit I and the trees/area has been neglected. We propose a pony wall or manufactured screen and flowers (in lieu of grasses or bushes) that would utilize the already existing drip system. Unit I tenants to be consulted regarding the process."
  - Per the Board's response dated 09/09/20, "In 2020, the Association plans to:
    - i. Create a Landscaping Committee who report to the Board. The goal will be to perpetuate a cohesive landscaping plan that increases



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- property values. Interested volunteers are encouraged to join the Committee and update the Website.
- ii. Create a list of approved landscape elements (plants, shrubs and hardscapes). Listed elements will repeat around the whole building in different combinations. The different growth conditions will dictate the combinations.
  - iii. Approve resident requests who wish to quickly install in-ground plants/shrubs/hardscapes at their own costs.
  - iv. Approve residents' use of above ground planters for their own preferred plants. Planters must be located on the concrete patios.
  - v. Prohibit the personal use of existing HOA owned irrigation systems. Patio irrigation must originate from the Unit's water supply.
  - vi. Prioritize the landscape use of funds. Identify areas of urgency.
- c) Written policy for budget recommendations for individual owners to submit ideas for a vote
- Pauline working with Darcy E. (Unit G) and the Thompsons (Unit H) to author. Will present at an upcoming Board Meeting for review.
- d) Sprinkler System Zones 7 & 8 (rear of Unit G)
- No water coming out, but the pump continues to run.
  - *Frank's Irrigation* was on site the week of 08/31/20 to remediate (two, black wires under the pump on the black rubber sleeve were switched around).
- e) Roof inspection
- Lindsay to contact Vern at PNCI to schedule inspection with Bill McLoughlin at Colorado Roofing & Architectural Sheet Metal, LLC.
- f) Volunteer Insurance
- Richard to contact Michael Daniels at American Family Insurance to review our coverage.

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

**6. Submitted:** Lindsay Keller on 09/16/20