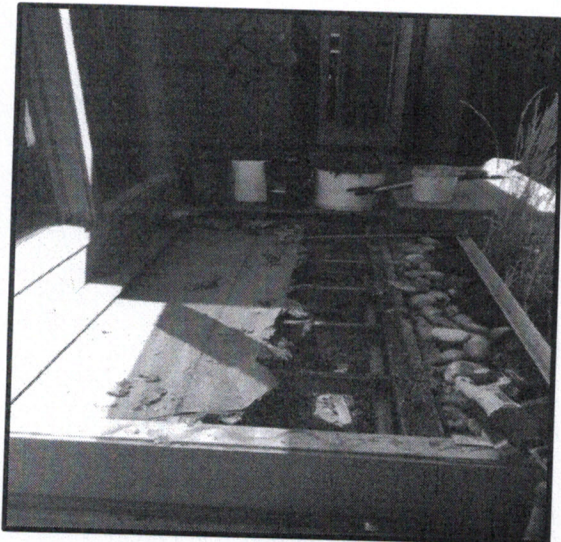


700 Golfmore Association, Inc. Monthly Meeting Minutes

Sun., Aug. 9th, 2020, at 12pm
Keller Residence / 700 Golfmore Dr., Unit C, Grand Junction, CO 81506


1. **Call to order:** 12:32pm
2. **Roll Call**
Pauline Lyttle-Porter - President
Lindsay Keller - Secretary/Treasurer
3. **Review of YTD 2020 Financials**
 - a) Review of YTD Budget Comparison
 - Total Income: \$39,442.46
 - Total Expenses: \$72,275.48
 - Net Income: \$-32,833.02 (*See 2020 Approved Budget)
 - b) Review of Alpine Bank and Buildium balances
 - Alpine Bank and Buildium Operating Account: \$10,937.61
 - Alpine Bank and Buildium Capital Reserves: \$29,868.49
 - *Work Active*
 - Landscaping - See 5. b) below
 - *Work Completed - Invoice to be paid*
 - Metal Capping (PNCI)
 - Pony Walls (PNCI)
 - Breezeway ABD planter box (PNCI) - see 5., a) below
 - c) Delinquencies (HOA Dues): None
 - d) Other Concerns: None
4. **Old Business**
 - a) New pictures needed for HOA website and the Architectural Control Manual
 - Completed - July 19th, 2020
5. **New Business**
 - a) Breezeway ABD planter box renovation (Unit A main, planter box)
 - The box was built in 2006 and was designed to shield the underground areas from leaks, which it did until recently. Robert from PNCI reported that there were leaks into the storage rooms (Unit E and Unit B) and the garage, like it did prior to 2006.
 - Approx. \$500 for repair.



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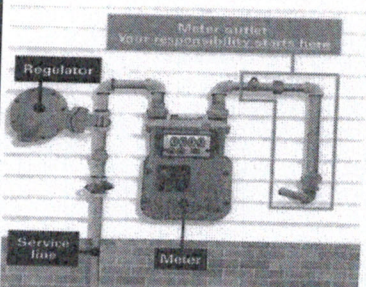
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- b) Landscaping Maintenance & Improvements Committee
- Per the 07/11/20 Board Meeting, \$3,000 was allocated to the Landscaping Budget.
 - Funds remaining for the Landscaping Maintenance & Improvements Committee: \$961.27 (to be rounded up to \$1,000).
 - Per Darcy E. on 08/06/20, "I met with a mowing/landscape guy. He is giving us an estimate for mowing...he also does planting, rock, etc."
 - Per Darcy E., on 08/06/20, "Joe just finished digging up two, large grasses in the back of Unit J/K (by the AC unit) and repairing a large leak in the drip pipe."
- c) Xcel Energy Notification
- Lindsay K. sent the following email to Golfmore tenants on 07/20/20:
"Good Morning! Please see attached notification from Xcel Energy that was enclosed in your last bill. Xcel Energy is legally defining your personal liability and maintenance expenses as an Xcel customer. As an owner of a gas meter located on the north end of the building, each Golfmore owner is personally liable for the safe condition of gas pipes extending from your meter to all-of your gas appliances. Your Unit may have a variety of gas appliances of different ages, active or capped. The cost of this inspection was not allocated in the 2020 Budget. However, the Board recommends that the Association hire a qualified gas fitter to conduct a licensed inspection of every metered gas line on the property. In the event that you have already conducted your own inspection, please notify Pauline by text at 970-640-7509. Otherwise, the Association will negotiate a collective price for the whole property and this will be reflected in the 2021 Budget. We appreciate your response - thank you! The Board."



SAFETY ALERT:

Did you know you might own a natural gas line you are responsible for maintaining?
Xcel Energy owns and maintains the natural gas piping from the street to customers' gas meters, but property owners are responsible for maintaining any natural gas lines from the meter outlet to gas appliances and equipment. In some cases, the meter may be located at your property line or a distance away from your home or business. The customer-owned piping may be above or below ground, and buried gas lines may run from the meter to a detached garage, workshop, pool heater, outdoor gas grill, or other locations.



CONTACTING 811 MAY NOT BE ENOUGH.
Buried metal gas pipes may corrode with age and can leak, causing a potentially dangerous situation. Xcel Energy conducts regular leak surveys of the pipes we own to ensure they are safe. For the sake of safety, please have your buried gas pipes inspected periodically and repair them as needed.

You should always contact 811 before you dig on your property to locate underground lines owned by your utility providers; however, **the natural gas piping you own will not be located as part of this process.** Licensed plumbing or heating contractors can provide assistance with locating, inspection, repairs and maintenance, if necessary. After all the buried gas piping on your property has been located, any digging near it should be done by hand.

Keep meters clear of vegetation, snow and ice.
Always maintain a clear path to your meters and keep them clear of snow and ice. Overgrown vegetation, like plants, shrubs, or weeds, and icy build-up can inhibit our safety inspections of your meter and impede access in an emergency. Accumulated snow and ice can prevent the meter equipment from operating properly and may cause a gas leak inside or outside the home.

For more information on this and other safety topics, visit xcelenergy.com/Safety.



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- Per Joe C. on 07/20/20:
"Lindsay, Since I have not looked at a gas meter don't know where mine is. I am only aware of the one on the SOUTH end of the building. Not sure exactly what an 'inspection' would involve. Could be as anal as finding every gas connection in the building and spraying soap solution on each joint to check for leaks. Superficial inspection would be to check each individual gas meter with all gas systems OFF to see if anyone's meter is running. If no meters are then running it should indicate there are no leaks. I am guessing that everybody's gas lines run in the ceiling above the garage so a more thorough inspection would be rather involved/expensive. I know of no way to actually check 'integrity' of individual pipes. While I agree this could be necessary it is not an emergency. Xcel covering their tails a bit. Only 'line' I have seen that might be suspect would be that SOUTH end where the gas pipe runs along the ground. Since the gas is 'scented' to help homeowners detect a leak I doubt we have a problem. I will look when I am in town this week. For the most part individual unit leaks (beside the smell) would be indicated by an increase in their usage/\$\$\$ on their individual bills (kind of like the UTE water issue). Everyone should be able to monitor an unexplained bill change themselves. I would recommend using HAWKS AIRSERVICE plumbing division for the inspection if we really need one. No need to bother Vern with the extra mgmt.. fees."
- As of 07/21/20, only Keith Koler (Unit D) reported that a gas inspection was completed (required to certify his remodeled kitchen).
- Per Pauline's discussions with Joe C., issue to be tabled until the Annual Meeting in December 2020.

6. **Adjournment:** 1:51pm

7. **Submitted:** Lindsay Keller on 08/15/20