

## MINUTES OF THE BOARD OF DIRECTORS MEETING OF GARFIELD MOUNTAIN TOWNEHOMES ASSOCIATION, INC.

CALL TO ORDER – The Board of Directors held their regular meeting on August 24, 2017 via teleconference. Notice of the meeting was given to Heritage Property Management via e-mail on 8/21/17. The meeting was called to order at 5:32 p.m. by Joe Hendrickson.

PRESENT – A quorum was declared based on the presence of the following Directors in attendance: Joe Hendrickson, Kathleen Threet, and Corry Mihm.

PREVIOUS MINUTES - Minutes of Annual meeting were approved with changes.

### FINANCIAL REPORT

- Invoices reviewed and discussed
- Financial report based on balances from April 2017 thru July 2017. Board agreed to have member statements mailed to members.
- Collections reviewed information from Heritage on accounts currently in collection. Joe will follow up with David Caldwell at Heritage for questions on current balances and fees.
- Board will request that a letter be mailed to homeowners in collections from Heritage at this time.

### NEW BUSINESS

- Reviewed bids submitted by licensed and bonded roofing contractors and discussed issue. Kathleen will draft a letter for the board to review and submit to Heritage for mailing.
- Board agreed to have weeds done again by current landscaping company once more for fall. Instead of a monthly option for weeds, the board has decided to have them done in spring and fall at this point.
- The board reviewed the 2017 Addendum sent to us by Heritage on updated fees in compliance with House Bill 14-1254.
- Discussion on the annual meeting was held. No other homeowners came to meeting last year, so with our budget in mind, the annual meeting for this year will also be held by teleconference.
- Reviewed last years budget and reviewed figures for 2018 Proposed Budget. Corry will revise and get an updated copy for us for the annual meeting.

NEXT MEETING – The next meeting will be the Annual Homeowners Meeting will be held on November 2, 2017 at 4:30 via teleconference.

ADJOURNMENT – There being no further business, the meeting was adjourned at 6:59 p.m.

Respectfully submitted,  
Kathleen Threet  
Board Member