

700 Golfmore Association, Inc.

Monthly Meeting Minutes

Sun., May 17th, 2020, at 1pm
Keller Residence / 700 Golfmore Dr., Unit C, Grand Junction, CO 81506

- I. **Call to order:** 12:58pm
- II. **Roll Call**
 - a. Pauline Lyttle-Porter - President
 - b. Lindsay Keller - Secretary/Treasurer
 - c. Richard Keller - Vice President
- III. **Review of YTD 2020 Financials**
 - a. Review of YTD Budget Comparison
 - Total Income: \$24,778.64
 - Total Expenses: \$50,876.60
 - Net Income: \$-26,097.96
 - Alpine Bank and Buildium Operating Account: \$10,965.52
 - Alpine Bank and Buildium Capital Reserves: \$46,137.08
 - Work Completed
 - Painting (to be completed 05/20)
 - Pressure Valves
 - Unit A Window Boxes
 - Work Active
 - Gutters
 - Metal Capping
 - Pony Walls
 - Landscaping
 - Bids Outstanding
 - Painting the vents, fireplace caps, skylight trims, etc. on the roof
 - Unit D Rear Patio replacement
 - b. Delinquencies: None
 - c. Concerns: None
 - IV. **Action Items**
 - a. Water Pressure Valves
 - 2H Mechanical installed 12 individual pressure relief valves, located in the communal utility closet in the garage from April 16th-21st. It was discovered that the water pressures to each Unit was highly variable and sourced through one main valve into the building. Now, each Unit has a regulating pressure valve set for 75 psi, an on/off handle for emergency use and a handle for draining water between the valve and each Unit. Each Unit is clearly marked and is individually preserved from pressure surges and can be turned on/off in an emergency or a repair. The location of the communal utility closet is the 3rd door up from the Sewage Lift Station (see double doors).
 - V. **New Business**
 - a. *Building Maintenance & Improvements Committee* update
 - Painting

700 Golfmore Association, Inc. Monthly Meeting Minutes

Sun., May 17th, 2020, at 1pm
Keller Residence / 700 Golfmore Dr., Unit C, Grand Junction, CO 81506

- Per Joe on 05/16, "John from Sunshine Painting is \$500 over on his paint budget, as the building is sucking up more paint than last time (per John's records). Joe would like to allocate an additional \$500 to do another coat on the south garage wall, finish the north wall and come back in a week to do touch-up around the building."
- Richard Keller made a motion to approve an additional \$500 to be allocated to the painting budget. Pauline-Lyttle Porter seconded. None opposed. The motion carried.
- b. *Landscaping Maintenance & Improvements Committee update*
 - WD Yards
 - Per on-site meeting with Joe Coward, Darcy Erickson, Pauline Lyttle-Porter, and Will Rahorst from WD Yards on May 14th at 10am:
 - The meeting concluded with a mutual agreement that WD Yards was not delivering on the contract, and as our contractual obligations are based on receiving the services described in writing, both parties agreed that the existing contract should be terminated in good faith by May 31st, 2020, and replaced by an "A La Carte" or "On-Demand" relationship instead.
 - Pauline Lyttle-Porter made a motion to approve the following language that will be emailed to Will Rahorst at WD Yards. Lindsay Keller seconded. None opposed. The motion carried.
"This email constitutes the written notice of cancellation of the contract for services existing between the parties, 700 Golfmore Homeowners Association (Owner) and WD Yards (Contractor), exclusively for the 2020 Growing Season for Golfmore HOA Grounds Maintenance. As agreed at the meeting of May 14th, 2020, the period of the contract cancellation is from June 1st, 2020, to November 22nd, 2020, and requests for specific 'A La Carte' items will be sent to you shortly."

VI. **Adjournment:** 2:35pm

VII. **Submitted:** Lindsay Keller on 05/19/20