

700 Golfmore Homeowners Association

Monthly Meeting Minutes
Friday, June 4, 2021 - 702B Golfmore Drive.

1. Call to Order: 10.00am

2. Roll Call:

Pauline Lyttle-Porter – President
Randy Thompson – Vice President
Dena Thompson – Secretary/Treasurer

3. Review of YTD 2021 Financials:

- Alpine Bank Operating/Buildium \$ 5,580.95
- Alpine Bank Savings/Buildium \$31,419.26
- May Expenses: Operations \$ 6,490.15
- Budget approved, following discussion & review. No concerns

4. Old Business:

a) Radon Stack repainting on exterior of building on Unit J/K:

Pauline to recontact the homeowner.

Second opinion from Grande River Environmental

All technicians are working out of town. Randy has been trying to schedule a meeting to review previous readings.

Randy to recontact Grand River Environmental

Both issues pending

b) Tree trimming and health:

The diseased ash tree will be removed from the SE corner of the building in 2022. Removal will be scheduled in the spring of 2022.

c) American Family Insurance meeting:

The Board met with Mike Daniels to evaluate our insurance for the HOA liability:

- The volunteer Board is adequately insured.
- Our policy will be reviewed by the adjuster and if recommended, the agent will contact us in 2022.
- The HOA has a 20% overage of coverage, if ever needed. Unused line items like "removal of debris" can be used to cover any liability.
- Mike has no sources for redwood siding.
Complete.

d) Update on Backflow registration with the city:

Randy is working with Bookcliff Gardens per the contract to try to get the backflow tested and registration submitted to the city. Bookcliff Gardens is backlogged. The test and registering the report with the city is on their list. As soon as our HOA reaches the top of the list it can be done. Randy is staying in contact with the supervisor at Bookcliff Gardens. **Pending**

5. NEW BUSINESS:

a) Unit I repair of upper window sill and seal

Funds from the Capital Reserves are scheduled for this.

Randy has asked PNCI to submit a bid

Pending

b) Request from Homeowners:

The homeowners of Unit C have requested the installation of a skylight in the breezeway. They feel water is leaking from the planter in the breezeway into their garage. The homeowners will pay the costs and work with PNCI and PNCI vendors. The board is waiting a written proposal.

Pending

c) Landscape Controls Manual:

The draft of the manual is complete. Pauline will present it to the Landscape Committee for recommendations and voting. After the approval vote from the Landscape committee is completed the manual will be presented to the board for approval and voting. The plant list will continue to be a work in progress and expand over time.

Pauline to forward the draft to the Committee for recommendations/voting

d) Insect spraying:

Winged ants are on the move on the common property. As an owner the responsibility of spraying inside belongs to you. Jerry's Pest Control has completed one spraying. Upon his recommendation additional sprayings may be necessary. As a home owner if you would like the inside of your unit sprayed you can contact Jerry's Pest Control 242-7455.

Dena to work with Jerry's Pest Control based on his recommendations for additional sprayings

Pending

e) Aphids:

Randy has contacted Bookcliff Gardens to get the aphids sprayed. Bookcliff Gardens also has sprayed the hardscape for weeds and is possibly suggesting an additional trim on a few bushes. The trim would only be done on bushes that would not be harmed by an additional trim.

Pending through season

e) Asphalt repair:

In 2022 there are capital improvement funds for asphalt overlay.

\$19,200 funds have been saved and the Board will get bids and recommendations for the necessary scope of work.

Randy will work with PNCI/Vern for bids

f) Review PNCI Contract:

Pauline and Randy to contact Vern and set up a meeting

Pending

6. Open Discussion:

- a) Tree Trimming discussion: There are 2 rows of Junipers on G Road obstructing visibility and needing clean up. There are three options.
- Do nothing
 - Thin out crowded trees on G Road to promote light and growth on the inside of the tree rows. Raise limbs to match adjacent row on BCC Club property. Concerns are visual & noise exposures to G Road. We have the Capital Reserved funds to cover expenses for this option.
 - Totally remove the trees & build a barrier fence and replace existing grass. The acidic soil requires treatment to grow new sod so hardscape might need considering. We do not have budgeted 2021 or 2022 funds for this option. Presentation discussion and vote at the Annual Board Meeting. Randy will request bids on tree removal, sod or rock installation and wall treatments.

Adjournment: 12.00pm

Submitted by: Dena Thompson – Secretary/Treasurer
Submitted on: June 7, 2021