

GRACE PARK II CONDOMINIUM ASSOCIATION INC BOARD OF DIRECTORS MEETING MINUTES

November 19, 2018

Present: Joshua Fritz, President; Jeanné Thoele, Vice-President; Janell Gear, Secretary/Treasurer; and Christine Sartoris, Community Association Manager, and Scott Withrow, Grounds Manager.

Call to Order -- Joshua Fritz called the meeting to order at 5:20 p.m..

Member Input – No members were present.

Maintenance Manager- Input. Scott had questions and suggestions for the board. The board let him know he was able to use the water from each building to do washing down of areas needing cleaning. The board agreed to edging areas where the work was not done and or coming apart and to refresh with rocks. He asked about shrubbery in areas where nothing can grow. He then asked what the budget was for maintenance. Christine reminded him she had previously emailed him the budget. Scott then asked if he could have permanent parking spot using 1128 #2 and board said that each unit was assigned spots in front of the building so he would not be able to have a permanent spot unless they expanded the lot to the front of the shed. Scott said don't worry about it. Scott then asked if when they do the stairs the coming year, if he could go to the shop and paint before they were installed. Christine said she would ask the contractor. Scott also reported he has bad knees and shoulder and cannot do the swamp cooler start up and shutdown service. Scott asked what can be done about pet waste and trash. The board noted the compliance process, noting violators had to be caught in the act. Christine reported she cited a number of people Scott reported to her and some have escalated to fines, which unfortunately don't seem to be having an impact. She suggested increasing the fine schedule.

Approval of July 2018 Minutes –there were no July minutes. Christine volunteered again to compile them.

Financials – Christine presented the Financials through October 2018. Cash on hand in operating \$40,405 at the end of October and approximately \$50,000 in Reserve/Replacement Funds which \$35,887 of it needs to be designated for the stair project. Expenses for the year were close to budget numbers with a net of -\$1560 of combined Operating and Reserve Budgets.

Josh moved, Jeanne' seconded a motion to approve the financials as presented. With no objection, motions carried.

2019 Budget - Christine presented the 2019 Budget Draft for review. The board recommended Christine bid out the swamp cooler start up and shut down since Scott can no longer provide the service. Once she has those numbers to use it for that line item. The board agreed to eliminate the PO Box in Fruita. With no other changes noted, the board approved the 2019 Budget with the main adjustment to swamp cooler service.

An executive session was called at 6:13 p.m.to discuss delinquent accounts.

The meeting was called back to order at 6:20 p.m. with the following agreed to on the 4 primary delinquent accounts. Determine what if anything can be done regarding the account declaring bankruptcy. The remaining be offered the last opportunity for payment plan with the account of \$1200 to pay a minimum of \$215 plus the \$110 or \$325 per month and place a lien if owner does not enter into the agreement. The two remaining accounts will be required to pay a minimum \$500 on balance plus the \$110 monthly and if that fails or they miss a payment to file a lien.

With no further business to discuss, the meeting adjourned at 6:30 p.m.