

Coventry Club Homeowners Association
Board Meeting Minutes

January 13, 2018

I. Call to order

Steve Grandona called to order the regular meeting of the Coventry Club HOA at 3:00 pm on January 13, 2018 at Four Winds Coffee Shop.

II. Roll call

The following persons were present: Steve Grandona - President, Judy Kelley – Secretary, Dave Wallen – Member-at-Large. Owners Present: Bill Bensley and Lisa Miller.

Tonya McFarland– TM Property Solutions

III. Open issues

Expense Report: Tonya reviewed the December 2017 financials.

Roof: The completion of the 2017 roof on building 260 is continuing. This is very late in the season and discussion included concern regarding warranty due to the temperature. Steve also, explained there were problems with the vendor All Star Roofing communicating with Tonya, she requested Steve get involved and help address the issue. It was decided that prior to the roof project continuing in 2018 that this would go out to bid as it is important to ensure Coventry Club is still receiving competitive pricing and quality service.

Parking Lot: Steve and Tonya shared there were many delays in this project due to changes on the board with Beverly's departure and changes in the project. Tonya and Steve met with Alpine Pavement to begin the project however, they were completing another project then shortly after closed their business permanently. Tonya attempted to contact other companies, however they were either closed for the season or had more work than the season was going to allow. This project is on the table for 2018 and the search will begin in March for an appropriate vendor.

IV. New business

- a) Budget for 2018: Tonya presented a proposed budget for 2018. Steve and Tonya discussed the high cost of landscaping and watering with a plan to go

out for bid (see below). This 2018 budget includes allowing for dues not yet collected by owners in arrears. In 2017 this was not accounted for in the budget which created delays in the some of the projects budgeted for. Tonya does actively pursue past due owners, which includes filing liens on properties. The Board will further discuss the options of foreclosure and collections in the next meeting. A motion was made and approved for the 2018 budget.

- b) Other discussion included: Bill Bensley expressed concern regarding the cost of utilities based on the rates the city charges. Bill will contact Tonya next week to review the statements received from City of Grand Junction.

Landscaping for 2018: The HOA will go out for bid for the 2018 season.

Discussion included: concern Terry is over-charging the HOA and incurs costs without checking with management. Further, the HOA needs to direct funds toward building repairs and take a conservative approach to landscaping while it is important the buildings need attention and the feeling is a new company would help find ways to keep the grounds beautiful while being cost effective. Bids will be presented to the board for approval.

Painting the Trim: Tonya and Steve have completed a walk through of the HOA recognizing there are several areas in need of attention. Tonya will seek bids to begin painting and repairing the trim, this project will likely be completed in phases. Bids will be presented at the next board meeting for approval.

Insurance: Since the insurance change from American Family to Farmers Insurance the board would like to verify the inclusions/exclusions regarding BBQ grills. Tonya will follow-up and notify owners appropriately.

Satellite Dishes: Tonya has sent Violation Notices to two owners with dishes per the OTARD (Over the Air Receptive Devices) regulation an HOA cannot prevent the use of satellite however can required that devices not be attached to buildings as the HOA is responsible for the exterior maintenance of. The HOA would like to request owners remove the dishes and is verifying with the HOA's rights to remove the dishes and assess the cost to the two owners. Tonya is contacting the attorney she has worked on behalf of Coventry Club.

Annual Meeting: Date for the Meeting will be March 3, 2018, Tonya will try to reserve a room at the Good Will, as that is where the meeting was held last year.

Policies and procedures was tabled for the sake of time.

V. Adjournment

Steve Grandona adjourned the meeting at 3:57 PM.

Minutes submitted by: Tonya McFarland