

November 10, 2012

3001 Condominium Assoc. HOA board meeting

Those present: David Rea
Betty Schumann
Virginia Wyatt
Gerald Geske
John Vanderhoof
Cindy Woodward

(Bob Beverly was present as an observer)

The meeting was called to order at 9:00 am by President, Gerald Geske at his home Unit #2.

Minutes of the previous two meetings (on September 12, 2012) were distributed for board review. A copy was also given to Bob Beverly.

Gerald Geske handed out the meeting agenda and briefly reviewed the agenda. Gerald Geske mentioned Cindy Woodward would no longer be serving as recording secretary effective December 31, 2012. He also stated it has been a real tough year with Gary Wuster passing away, questions about the bylaws, Secretary of State filings and a DORA questionnaire needing to be filled-out.

The first item on the agenda was selecting a management company for the HOA. Gerald handed out three choices: Bray Property Management, Heritage Property Management and Effective Management Services. Effective doesn't do accounting or management, but they tell you how to run your association. Gerald read from a hand-out from Effective which listed the five common problems of HOAs. The two management companies have websites to give out the HOA information (by-laws, amendments, financial statements etc.). Homeowners could then print the information for themselves.

Gerald Geske mentioned a 13 page potential contract from Bray. Bray manages a lot of properties in Grand Junction. He had called two other management companies, but they didn't even call him back. Bray would charge \$300 per month and Heritage would charge \$150 per month. The HOA is currently paying \$2,400 per year for accounting and \$1,800 per year for officer's fees, so the cost wouldn't be different. Andy with Bookcliff Gardens has been happy with Bray. The HOA could decide to not hire a property management company, but Gerald Geske would not want to be on the board if that were the case. Gerald Geske said having an intermediary would be good as there are "two sides" in the HOA and the HOA needs a referee. A time could be set up to have Bray meet with the association and their website (Brayandco.com - click on Homeowners Associations) could be checked out.

David Rea made a motion to contract with Bray Property Management for management services. Virginia Wyatt seconded the motion. The motion was unanimously approved.

The second item on the agenda was the 2013 contract with Bookcliff Gardens. The current contract is for May 2012 through November 30, 2012. This contract includes putting the trash cans out for pickup, but there is no contract for December 2012. Andy at Bookcliff Gardens said they would put out the trash cans for \$78.00 for the month of December 2012. Bookcliff Garden's would also put up and take down the Christmas lights (either new or old lights) for \$304.00.

David Rea made a motion to have Bookcliff Gardens put out the trash cans and put up and take down the Christmas lights for the cost mentioned above. Virginia Wyatt seconded the motion. The motion was unanimously approved.

Gerald Geske discussed what a good job Bookcliff Gardens has been doing. He said Andy is trying to keep his workers employed year round to keep good employees.

The next issue discussed was snow removal. Gerald Geske feels it would be good to stay with the same supplier (Bookcliff Gardens) because it is good to know the people doing the work.

Betty Schumann made a motion to have Bookcliff Gardens take care of the snow removal for the upcoming season. Virginia Wyatt seconded the motion. The motion was unanimously approved.

The third item on the agenda was then discussed. Two incidents of strangers being on the HOA property were discussed. Gerald Geske said people need to be aware workers from Bookcliff Gardens will always wear blue shirts and to call 911 if they see suspicious people on the property.

Gerald Geske said this meeting is to get the HOA through 2012 and the board needs to decide whether or not to purchase new Christmas lights.

Betty Schumann made a motion to use the old lights. Virginia Wyatt seconded the motion. The motion was unanimously approved.

Gerald Geske said the new contract with Bookcliff Gardens would include everything for the entire year (2013). In 2012 the trees and shrubs by the patios and near 12th Street were not included.

When Bray makes the budget for 2013 it will be for the entire year. If they want to continue making semi-annual payments, they should schedule a meeting between David, Gerald, Virginia and Bray to discuss this.

David Rea asked how they could find out who is responsible for the grounds on the end units? Gerald Geske said when Mrs. Corn lived in the end unit currently owned by the Burnes', she would split the cost of the spring and fall services. Gerald said Bookcliff Gardens could make that the case for the 2013 contract as well.

John Vanderhoof made a motion to accept the 2013 Bookcliff Gardens contract for landscape maintenance as proposed. David Rea seconded the motion. The motion was unanimously approved.

The fourth item of the agenda is the Unit #3 project. In 2006 a sink hole causing concrete to break was repaired, but it didn't really resolve the drainage problem. Gerald Geske has received two bids to repair some of the concrete, flip the turf and add dirt under the turf and install a French drain (a pipe to move the water to the rocks below the grass area). The French drain needs to be installed before the ground freezes and after the sprinklers have been blown-out.

Both bids would include raising the grass to match the concrete and both bids would be for doing the same thing. Bookcliff Gardens/Mays Concrete bid \$1,450 to complete the project and Merritt & Associates bid \$1,578.

David Rea mentioned Merritt did the prior concrete repair in front of Bob's, John's and Unit #4. Bob Beverly said he is having the same problem with the edges of his patio breaking off because the grass off to the east is higher than the concrete. He doesn't see anything wrong with the concrete unless it needs to be raised.

Betty Schumann made a motion to accept Bookcliff Gardens/Mays Concrete's bid. Virginia Wyatt seconded the motion. The motion was unanimously approved.

The fifth item on the agenda concerned an email from Henry Miller-Jones. Gerald Geske distributed a copy of the email to the board members present at the meeting. David Rea said he is against reimbursing Mr. Miller-Jones for his 2006 expense because he had the repairs done on his own. Virginia Wyatt and Betty Schumann agreed with David. Gerald Geske said this item could be deferred until next year, when the 2013 budget is prepared.

Betty Schumann said Mr. Miller-Jones had called her the night before and threatened to sue the association. He also called Gerald Geske.

John Vanderhoof made a motion to defer the issue to 2013. David Rea seconded the motion. The motion was unanimously approved.

The final issue on the agenda was a letter received from Hoskin, Farina and Kampf (attorneys at law). Gerald Geske handed out a copy of the lawyers' letter to all board members present. The HOA had asked the attorney for an opinion on how to handle the rules and regulations of the HOA. No action was required on this issue; it is for the use of board members only.

Jeanne Burnes has asked if a meeting at the end of December was necessary could it be on a Saturday at 1:00. The board agreed that would be an okay time to schedule the meeting.

Bob Beverly also said Jeanne has the roof situation fairly resolved, so fairly soon she would like to have a meeting with all homeowners to discuss the settlement. Maybe a board meeting followed by a meeting of all homeowners.

There being no further new business, the meeting was adjourned at 10:10 am.

Cindy Woodward

Cindy Woodward, as secretary designee