

# Stonebridge Townhomes at DEER CREEK

## BOARD OF DIRECTORS REGULAR MEETING - MINUTES

July 28, 2022

1. Call to Order at 2:10 pm by Matt Evans, President. In attendance:
  - a. Board of Directors (BOD) –Matt Evans, James Broddrick, Pete Doerfler (Via Zoom)
  - b. Community Association Manager (CAM) - Mary Gotchey
  - c. Owners- Barbra Klein, Johannas Busch
2. Board Positions
  - a. President- Matt Evans
  - b. Vice President/Secretary -Pete Doerfler
  - c. Treasurer- James Broddrick
  - d. On a motion made by Mr. Evan and seconded by Mr. Broddrick, the Board voted unanimously to amend the signature card at Bank of Colorado to allow Mr. Even and Mr. Broddrick to be signers on the accounts.
3. CAM Update
  - a. Community HOA Management has moved their office from 855 SE Stonebridge Drive to Ms. Gotchey' s home office.
  - b. The drop box located at 855 SE Stonebridge Drive is now only for the master association Deer Creek Villages Owners Association. Please send your DCVOA monthly assessments to PO Box 1132, Cedaredge, CO 81413. Mr. Broddrick was given fliers to hand out to the owners.
  - c. Contact information: The email address [dcvoa@ourcommunityhoa.com](mailto:dcvoa@ourcommunityhoa.com) and the phone number 970-360-4555 will be changing, and all owners will be notified.
  - d. Office – Ms. Gotchey spoke to John Peters from Back Nine Equities, The owner of 855 SE Stonebridge Drive, and received permission to use the building to this meeting. Ms. Gotchey will work on negotiation a price to rent the building in the future. Mr. Broddrick said that the school may let us use there space because we are a non-profit. Ms. Gotchey will research other places to have the meeting.
4. **Financial Statement Review-** The financials to date are not ready for review because of an issue with QuickBooks communicating with Bank of Colorado. Mr. Gotchey will work with QuickBooks and Blair and Associated to remedy the issue. On a motion made by Mr. Broddrick and seconded by Mr. Evans, the board voted unanimously to table the financial statements until the next meeting.
5. Old Business
  - a. Reserve Study
    - i. Ms. Gotchey will break down the reserve study and come up with suggestions for the BOD when they make the budget.

- ii. At the Annual meeting Ms. Larson asked how the HOA will be paying for repairs. Mr. Broddrick answered her question by stating that repairs will be paid for by a special assessment or by the regular monthly assessment as a common expense.
    - iii. Mr. Doerfler, Mr. Broddrick and Ms. Gotchey will look at all the properties and see what needs to be repaired.
  - b. Gutters - Gutter surveys were sent to all 34 owners last month. We received 22 surveys back from the owners. Only three houses do not have any problems with their gutters. Ms. Gotchey has called S&E Gutters to check the gutters and give an estimate and to get the gutters cleaned out. If the company does not contact us within the next few days, Ms. Gotchey will call other companies to get bids. The biggest problem with the gutters besides needing cleaned out, is the leaking of gutters at almost all 90-degree angles.
  - c. Landscaping
    - i. Mr. Evans suggests that Mr. Broddrick, Mr. Doerfler and Ms. Gotchey be on the landscaping committee.
    - ii. If there are any concerns or problems with the landscaping owners should bring the information to the BOD or the Management Company.
    - iii. The BOD will be working on making a map of the sprinkler system. Currently the association does not have any keys to the water timing boxes.
    - iv. Ms. Gotchey is getting bids for next years landscaping contract.
    - v. The BOD is looking into a lot that the owner planted vegetation without permission in the common area.
  - d. Roofs
    - i. The insurance company issued the association a check for \$11250.65 for damaged roofs during a windstorm earlier in the year. Ms. Gotchey will put the money into the reserve fund.
    - ii. Ms. Gotchey will get bids from roofers on fixing the damaged roofs.
- 6. New Business
  - a. Xeriscaping Damaged Lawn - The front yard of 1655 SE Village Drive has died due to an owner spraying the ground with chemicals. Ms. Gotchey will investigate ways to remedy the situation.
  - b. 1325 SB (Hamilton) Repair Reimbursement - On a motion made by Mr. Doerlfer and seconded by Mr. Evans, the board voted to reimburse \$75 to the Hamilton's for repairs to the gutters. Mr. Broddrick voted against the motion.
  - c. Mr. Doerfler suggest the association create a neighbor helping neighbor list.
  - d. Repairs
    - i. 1235 SB (Larson) Electrician fixed light post that was not working.
    - ii. 1345 SB (Busch) Called roofer about leaking roof to get bid to get fixed.
  - e. Trees- a few owners have complained that some of the evergreen trees have low branches that make it hard for owners to see when backing out of the driveway. Mr. Pierucci suggested the Board holds off on cutting the trees at this time as we have a few repair items that are of higher importance that need to be taken care of at this time.

7. Open Comments

- a. Ms. Klein asked if she could see the water bills for all the taps. Ms. Gotchey will look into seeing if the documents can be given to her because they have the owner's information listed on the paperwork.
- b. Mr. Busch suggested the BOD look at the old list of problems that the owners have submitted. He also stated that his sprinklers run into the lot next to him and don't over all of his yard.

8. Next Regular Meeting To Be Determined

9. On a motion made by Mr. Broddrick and seconded by Mr. Evans, the board voted unanimously to adjourn the meeting at 3:47 pm.

I hereby certify that, to the best of my knowledge, the foregoing minutes are accurate and complete.

Mary Gotchey  
Community Association Manager  
Community HOA Management, Inc.