

Stonebridge Townhomes at Deer Creek

## BOARD OF DIRECTORS REGULAR MEETING

P.O. Box 1132, Cedaredge, Co

November 28, 2022, 1:00 PM

Meeting called to order by President Matt Evans. Present at the meeting were Peter Doerfler, Vice President, James Broddrick, Treasurer.

1. Management Company out of Montrose. Items brought up were duties, billing, payhoa responsibilities, quickbooks accounting, autopays, and management company billing.
2. American Fimancial Insurance: After hearing back from several of the roofing contractors three of the roofs identified with damage are not able to be fixed they need to be replaced. Treasurer is going to contact the insurance company to see if the claim can be reopened.
3. Finicial Statements: We have contacted the Bank of Colorado and are requesting all of 2022 bank statements to reconcile the accounts to the best of the Boards knowledge.
4. Attorney Firm: We recieved a bill from the attorney firm that represented us through the prior management company. We are going to review the bank statements to see if the bill might have been paid, if it has not been paid it will be paid and all accounts should be up to date.
5. Landscaping: S@E Ward informed us that we had a past due balance and it has now been paid in full.
6. The Board is aware there are Townhome owners that have not paid either there HOA dues or Water bills. The board is going to generate invoices to these property owners to bring our revenews current. If a second notice is needed an eight percent charge will be added to the amount consistent with the current law sign by the governer of Colorado.
7. DMEA Meters: {located behind the Stonebridge Village sign and in the common area off SE Jay} There was a motion by Matt Evans to allow James Broddrick to research the possiblity to replace the existing meters with solar options to reduce monthly HOA expenses.
8. Common areas: The large common area between SE Jay and Old Goat is the largest consumer of water for the HOA. {Approximately \$1,000.00 a month} With that said Peter is going to look at options to try and reduce that amount through zero scape options.

9. HOA Reserves: Dues increases was discussed and tabled until we get the bank statements, new landscape bids, snow removal bids, and water amounts.

Adjournment: At 3:04 PM the meeting was adjourned

Treasurer

James Broddrick

A handwritten signature in black ink, appearing to read "James Broddrick". The signature is written in a cursive style with a large initial "J" and a stylized "B".