

TREASURY POINT TOWNHOMES ASSOCIATION

BOARD MEETING

OCTOBER 22, 2019 – 11:45 A.M

Present: Peggy Langewisch
Tom Roll (by phone)
Alex LoRusso (by phone)
Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management

Rob called the meeting to order at 11:45 a.m. Tom made a motion to approve the minutes of the October 26, 2018 meeting. Alex seconded the motion and it was unanimously approved.

Rob and Peggy said the drain project had been completed in the Fall at a cost of approximately \$6,000 from Lacy Construction. Peggy explained mistakes made at the time of the building being constructed had resulted in water being directed under the retaining wall at the south end of the property and the recent work redirected the water. Peggy said a long, wide trench had been dug on the slope so landscaping had been destroyed in that area but as soon as Lacy completed the work Alpengardener had put down seed. Rob explained it would not be known until the Spring if the drain project had been entirely successful but at the present time it appeared to be a good solution at a good price.

It was agreed to order 15 hanging baskets. Rob agreed to obtain a price quote from Beth at Alpengardener to compare with High Country Gardens in Hotchkiss.

Rob explained Dragon Sheet Metal had space on their calendar to clean the dryer vents during January and it was agreed the dryer vent cleaning should go ahead.

Rob explained Timberline Mechanical had been very busy and Timberline had confirmed the mechanical inspections were on the list for April. Peggy expressed concern about the delay and it was agreed the inspections needed to be completed at the earliest opportunity.

Rob explained Pete and his Blue Dog Home Improvement crew were at the buildings clearing snow and large amounts of ice from the roofs and Rob said there had been a leak at Unit 4. Rob said it was the second time the roofs had been shoveled during the 2018/19 winter season and it might be necessary to have a third clearing of the snow before the end of the season.

Rob said the hot tub heater had just been fixed by Diamond Blue and the hot tub was once again operational. Rob explained the problem was a clogged filter.

After discussion about railings and post caps it was agreed Rob would work with Pete, Blue Dog Home Improvements, to come up with a plan to replace the railings with something maintenance free and long lasting. Rob said solid posts on the corners of each deck and metal railings in between would be a solution if each deck was uniform in size and Pete would continue to work on that and provide a rough estimate to perform the work. It was agreed any proposal acceptable to the Board would be shared with all owners at the annual meeting.

Rob explained there had been 120 alerts from the water bugs and Rob said he had been working with Superior Alarm in an attempt to refine the reporting process so the Toad crew receiving the alerts would have more information and know the urgency of the call. Rob said the entire water bug system had been down at the weekend and he had spent a considerable amount of time getting the system reset. Rob explained a lot of the call-outs had been due to short-term renters who did not understand closing garage doors or splashing water on the water bugs.

Jim reported \$22,918 in the checking account and \$129,683 in the reserve account and said the six months of expenses were running close to budget. Tom suggested combining the two line items relating to repair and maintenance of the railings. Jim said insurance would probably finish the year approximately \$2,000 over budget due to a rate increase and director and officer insurance. Tom said a dues increase in the next year would need to be considered at a future meeting. Rob explained the snowmelt system was being turned on and off manually until Timberline replaced the sensors in the driveway. Rob explained the hot tub expenses included a new heater, a new cover and a replacement bromide valve. Concern was expressed that the Capital reserve account had not been increasing during the past few years and it was agreed that would be discussed at the next meeting as part of creating the new Budget.

It was agreed the next meeting would be April 16th or April 18th to work on the Budget and Rob would email the Board with the date.

Peggy said Greg Cielinski, the developer of Treasury Point and Black Bear Lodge, had called her asking how things had been going at Treasury Point over the past 19 years. Peggy explained it was just an informal chat and Rob said Gateway, where Greg owned a unit, had been experiencing problems with leaks and he was researching options with an ad-hoc committee to resolve the Gateway problems.

The meeting adjourned at 12:45 pm.

Prepared by Rob Harper
Toad Property Management, Inc.