

TREASURY POINT TOWNHOMES ASSOCIATION

BOARD MEETING

JANUARY 17, 2018 – 1:30 PM

Present: Peggy Langewisch
Rob Harper, Toad Property Management

By Phone: Alex LoRusso
Tom Roll

Rob called the meeting to order at 1:34 p.m. Tom made a motion to approve the October 16, 2017 minutes. Alex seconded the motion and it was unanimously approved.

Rob said the water bugs had been operating for a few months and out of 23 alarm calls three of the calls had been alerts where small water leaks had been located and the rest had been false alarms. Rob said Patrick from Superior Alarm had been helpful working on small issues to reduce the number of false alarms. Rob explained the final invoice paid to Superior Alarm was \$17,141 which was higher than the original estimate but additional work had been performed and Superior Alarm had reduced the invoice to correct the mistake made on the original estimate. Rob said some work had been invoiced to unit owners for additional work requested by the unit owner.

Rob said one unit had reported water seeping into the back of the unit. Rob explained Pete from Blue Dog performed some work at a cost of approximately \$500 and the work appeared to have solved the issue.

Rob explained screw and glue on the roof and repair of snow fences had been performed in the Fall as well as railing repair by Red Mountain Logworks. Rob said the railing repair and staining had used all of the funds allocated to that line item.

Rob said VRBO rentals continued to be a frustrating topic and something every association was struggling with. Rob outlined the problems encountered at Unit 8 during the holiday period when the unit had 15 guests. Alex asked if the charges for the additional call outs could be charged to the specific owner renting the unit and Rob explained there was a lengthy process defined by the State but it was difficult to enforce and collect and other associations had not been able to come up with effective rules or methods of enforcement. Tom suggested association documents include a clause that renters would be asked to leave if they exceeded the number of occupants or caused disruption and inconvenience to other unit owners or guests. Rob agreed to review language for other associations and circulate that information to owners for inclusion in all rental contracts. Peggy suggested the language include a set fine for any violation of the rules or policy and the fine deducted from any deposit the owner was holding or a

charge directly to the owner. After a short discussion it was agreed \$200 per violation and any fine would be assessed at the discretion of the Board.

Rob said the Unit 3 owner wanted the Board to reconsider the request to remove the post caps on the railings. After discussion it was agreed the post caps were not acceptable and should be removed by a certain date or the association would have the caps removed. Peggy said the owner should be encouraged to continue to search for options and discuss with the Board prior to installing them as preserving the posts would be a benefit to all owners and any solution must be attractive and in keeping with the design of the units. Rob agreed to email the owner with the Boards comments.

Rob said the fire suppression budget line item should probably be increased in the future to reflect the annual inspections which were now included for the back flow preventers and Superior Alarm water bugs. Rob explained insurance had been moved to Liberty Mutual Insurance and there had been a significant savings with a new annual premium of \$15,211. Peggy said the snowmelt appeared to still be continuously running and Rob said the manual override had been turned on and that had just been turned off.

Peggy said the price of the hanging baskets had increased considerably over the years and owners liked the baskets but Peggy asked if the order should be adjusted to reduce the cost. After discussion it was agreed to continue with the hanging baskets at each unit and the hot tub deck but discontinue the flowers in the barrels.

The next Board meeting was scheduled for April 26, 2018 at 11:45 am.

Tom made a motion to adjourn the meeting at 2:37 pm. Peggy seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management, Inc.