

**POWDERVIEW AT THE GREENS HOMEOWNER'S ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JUNE 15, 2021
VIA ZOOM**

Present: Troy Pickett
Gabe Schirm

Chet called the meeting to order at 4:00 pm and explained the purpose of the meeting was to discuss and approve the draft Budget.

Chet explained 2021 actual expenses versus Budget had been circulated prior to the meeting together with a draft 2022 Budget which kept dues at the current level. Chet said one owner was delinquent on second quarter dues and Chet would continue to follow up with that owner. The 2022 Budget continued to fund the Reserve Account for future repairs and maintenance with the aim to hold \$50,000 in the Reserve Account before discussing any reduction in annual dues. Utilities and insurance continued to increase. Frequency of trash collection had been increased and common area cleaning was once a month.

Gabe made a motion to approve the 2022 Budget as presented. Troy seconded the motion and it was unanimously approved.

Chet explained the entry steps and railing would be stained and small repairs made if necessary. It was agreed any additional maintenance on the steps would be performed in the future. Chet said he would email owners to alert them to the staining of the steps and the need to use the back door at that time.

It was agreed tree trimming would be discussed at the annual meeting and a vote taken.

Chet said a small leak in one unit would be addressed by the contractor. Chet said SealCo had submitted a bid of \$5,681 for crack sealing, sealcoating and restriping of parking areas. It was agreed to discuss at the annual meeting and take a vote of all owners.

Chet confirmed adjustments had been made to the landscaping sprinkler system.

At 4:28 pm Gabe made a motion to adjourn the meeting. Troy seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management