

**POWDERVIEW AT THE GREENS HOMEOWNER'S ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
MONDAY, JULY 19, 2021
VIA ZOOM**

Present: Ruth Collins, Unit 1
Kari Wisenbaker, Unit 3
Bob Mikkelson, Unit 4
Russ Webber, Unit 6
Gabe Schirm, Unit 7
Troy & Emily Pickett, Unit 8
Cory Robinson, Unit 10
Chet Boyce, Toad Property Management

Chet called the meeting to order at 3:03 pm and said notice of the meeting had been sent to all owners on June 22, 2021. Chet confirmed there was a quorum.

Gabe Schirm made a motion to approve the minutes of the July 15, 2020 meeting. Troy Pickett seconded the motion and it was unanimously approved.

Gabe Schirm confirmed the roof and siding project had been completed and paid in full. Gabe said the contractor would be back to complete some caulking on window seals. Ruth Collins said woodpeckers appeared to be attracted to the siding and on the north side, third level, the woodpeckers were making holes in the siding. Chet Boyce said he would have maintenance address the issue and install deterrents to keep the woodpeckers away from the building.

Dues had been increased for the roof and siding project and dues would be lowered once an acceptable reserve balance was reached. The target for the reserve account was approximately \$50,000 to \$60,000.

Adjustments had been made to the sprinklers for irrigation to prevent water spraying too close to the building. Steps had been stained and some repair made and more extensive work would be completed in the future as the work was not crucial at the present time.

Chet Boyce said there had been five unit sales in the past year. Toad Property Management had taken over management of the building in the Fall, 2020.

Chet explained snow removal expenses were currently running under budget due to the light snow year in 2020/2021 and the roof had not been shoveled. It was anticipated \$30,000 would be transferred to the Reserve Account at the end of the year and there was currently \$19,000 in the Checking Account. Water, sewer and trash expenses continued to increase.

Chet said the 2022 Budget had been approved by the Board and would be ratified by the owners. The 2022 Budget kept dues at the current level. Russ Webber made a motion to ratify the 2022 Budget. Gabe Schirm seconded the motion and it was unanimously approved.

Chet explained Gabe Schirm was willing to continue on the Board for an additional term unless another owner would like to volunteer. Ruth Collins made a motion for Gabe to be on the Board for an additional three year term. Russ Webber seconded the motion and it was unanimously approved.

Russ Webber said the storage area was beginning to fill up. It was agreed Chet Boyce would circulate an email to owners requesting removal of items from the storage area prior to Toad cleaning out all items on August 16, 2021.

Emily Pickett suggested replacing the hall carpet, painting the hallway and replacing light fixtures. After discussion Chet Boyce agreed to obtain quotes for the carpet, painting and light fixtures.

Chet Boyce said SealCo had submitted a proposal for crack sealing, seal coat and re-stripping the parking lot of \$5,681 and \$1,000 of that was for re-stripping the parking spaces. The work would prolong the life of the asphalt in the parking lot.

The majority of owners wanted to focus on interior common area improvements prior to parking lot maintenance and Chet Boyce agreed to obtain quotes.

It was suggested internet and television service for the entire building be reviewed again to see if a bulk account would reduce the wifi costs.

A request had been made to remove some small Aspen trees close to the building to avoid an obstruction of the views in the future. Concern was expressed about removing trees for views and it was suggested trees could be planted elsewhere on the property to keep the same tree count. A motion was made to table a decision until additional information had been obtained and the Board would vote on the tree removal request. The motion received a second and was unanimously approved. It was suggested a tree be planted near the dumpster.

It was suggested shrubs be planted to shield the electrical box.

Ruth Collins requested the use of parking spot #1 be returned to Unit 1. After a short discussion and quick vote it was agreed by a majority of owners that parking spot #1 would be assigned to Unit 1.

The roof was under warranty and any roof leaks should be promptly reported.

A request was made for an owner contact list and after a short discussion a majority of owners supported Toad releasing the contact information to owners. Chet said Toad did not have a copy of unit door keys and Chet agreed to reach out to owners and request keys.

If owners noticed any common area maintenance items a comment could be sent on the AppFolio portal and the Toad maintenance crew would make the repair. Chet agreed to contact Atmos Gas about an occasional gas smell. Chet agreed to have the dog poop bags refilled on a

regular basis and after a quick vote it was agreed a trash can would be added to the dog poop station. Toad would fill the poop bag dispenser and empty the trash can.

It was suggested recycling be added to the trash collection and Chet cautioned it would not be possible to set up recycling in the existing dumpster area. Chet also said contamination of recycling was a problem in other buildings and some associations had stopped recycling because of the contamination problems. Chet agreed to follow up with Waste Management and obtain information on recycling options for the building.

Chet agreed to obtain a quote for Spring time exterior window cleaning.

At 4:15 pm the meeting adjourned.

Prepared by Rob Harper,
Toad Property Management

DRAFT